



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request to set the date of January 2, 2018 (at 10:00am) for a public hearing to discuss and take public comment on a proposal to amend the following section of Weber County Code: PRUD Area and Residential Density Regulations (§108-5-5) to offer more flexibility to the number of allowed dwelling units in a PRUD and to increase open space requirements in exchange for the flexibility.

**Agenda Date:** Tuesday, December 05, 2017

**Applicant:** Jill Jacobson

**File Numbers:** ZTA 2017-14

**Miradi Project Address:** <https://miradi.co.weber.ut.us/projects/view/3495>

### Staff Information

**Report Presenter:** Charlie Ewert  
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(801) 399-8763

**Report Reviewer:** RG

## Applicable Ordinances

§108-5-5. - Area and residential density regulations.

## Summary and Background

The county has received an application to amend the Planned Residential Unit Development (PRUD) ordinance to provide more flexibility regarding the minimum number of dwelling units allowed in a PRUD. Currently, the ordinance requires that a PRUD contain at least 24 residential units and be at least 10 acres in non-residential zones and four acres in residential zones. The applicant is requesting that an option be written that will allow the minimum number of units to be adjusted to six residential units in exchange for 80% perpetual open space and at least 20 acres of land in all zones.

The Western Weber Planning Commission unanimously recommended approval of the proposal. The Ogden Valley Planning Commission unanimously recommended denial of the proposal, finding that the change offers little measurable benefit and would not advance the intent of the general plan more than other available options.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Weber County Commission will hold a public hearing on January 2, 2018 at 10:00AM in the Commission Chambers, 1st Floor, Weber Center, 2380 Washington Blvd. Ogden, Utah, regarding a proposal to amend the following section of Weber County Code: PRUD Area and Residential Density Regulations (§108-5-5) to offer more flexibility to the number of allowed dwelling units in a PRUD and to increase open space requirements in exchange for the flexibility. Copies of the proposal may be reviewed prior to the hearing in the Weber County Planning Division Office located in Suite #240 of the Weber Center.

Approved By \_\_\_\_\_,  
James Ebert, Chair

ATTEST:

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Ricky Hatch, CPA  
Weber County Clerk/Auditor