



## WESTERN WEBER PLANNING COMMISSION MEETING

### MEETING AGENDA

**January 18, 2023**  
**Work Meeting 5:00 p.m.**

- ***Pledge of Allegiance***
- ***Roll Call:***

#### **1. Minutes: January 10, 2023**

#### **Petitions, Applications, and Public Hearings:**

##### **2. Legislative items:**

**2.1 GPA 2022-03:** An amendment to the Western Weber General Plan adding an addendum to the General Plan addressing Moderate Income Housing reporting requirements per HB 462. Copies of the proposed addendum can be found at the following link:

<https://frontier.co.weber.ut.us/p/Project/Index/17464> **Planner: Bill Cobabe**

##### **3. Public Comment for Items not on the Agenda:**

##### **4. Remarks from Planning Commissioners:**

##### **5. Planning Director Report:**

##### **6. Remarks from Legal Counsel**

##### **Adjourn to Work Session**

**WS1** West Weber 4700 Form Base Zoning Ordinance **Planner: Charlie Ewert**

**WS2** General Plan implementation code amendments **Planner: Charlie Ewert**

#### **Adjourn**

*The 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 801-399-8374 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 801-399-8374***

## 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.

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Minutes for Western Weber Planning Commission meeting of January 10, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

**Members Present:** Andrew Favero—Chair, Cami Clontz, Jed McCormick, Casey Neville, Wayne Andreotti, Sarah Wichern. On Zoom: Bren Edwards

**Pledge of Allegiance**

**Staff Present:** Rick Grover, Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Bill Cobabe, Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

Pre-Meeting: During the pre-meeting the Rules of Order were discussed. Attorney Liam Keogh stated that the attorneys were concerned about the language in the Conflict of Interest section. They would like to evaluate the language and make changes. Mr Keogh would like to bring the Rules of Order back to the next regular meeting for approval. Rules of Order was pulled from the agenda.

**1. Vote on new Chair and Vice Chair:**

Commissioner Neville asks if Chair Favero could remain as Chair for another term.-or extended term. Director Grover said that we would have to change the Rules of Order before we do that. We currently have the same Rules of Order as Ogden Valley Planning Commission. Do we want to change the Rules of Order for both Commissions or just one? Commissioner Andreotti agrees that we should keep Chair Favero and Vice Chair Edwards in leadership positions for continuity. Commissioner Wichern suggested that we flip the two and ask Bren Edwards to serve as Chair and Andrew Favero to serve as Vice Chair. Then we would not have to make a permanent change to the Rules of order.

**Commissioner Wichern nominated Bren Edwards to serve as Chair. Jed McCormick seconded the nomination. Motion passed 6-0. Commissioner Wichern nominated Andrew Favero to serve as Vice Chair. Jed McCormick seconded that motion. Motion passed 6-0. New Chair: Bren Edwards. Vice Chair: Andrew Favero.**

Chair Edwards was on Zoom so Vice Chair Favero conducted the meeting.

**2. Approve Rules of Order—Pulled until next regular meeting**

**3. Minutes: December 13, 2022 Approved**

**Petitions, Applications, and Public Hearings:**

**4. Consent items:**

**4.1 CUP2022-16** - Consideration and action on a Conditional Use Permit for Weber Basin Water Conservancy District to re-build a water storage tank in the Little Mountain Western Weber Area. Located at 10,000 West 900 South. **Planner Felix Lleverino**

The Weber Basin Water Conservancy District is proposing to rebuild an old water tank that has come to the end of its usable life. The new water storage tank can store 3 million gallons of water and it will occupy a site of roughly 1.1 acres. Water for this tank is piped from the Weber Basin Water Conservancy District treatment plant located in Ogden on Old Post Road.

The property is protected from trespassers by a locked gate placed at the beginning of the access road.

The proposed application has been reviewed with standards outlined in the Uniform Land Use Code of Weber County, Utah (LUC). The following section is the staff’s evaluation of the request.

**Commissioner Andreotti motioned to pass this item. It was seconded by Jed McCormick**

**The Planning Division recommends approval of file# CUP2022-16, a conditional use permit for Weber Basin Water Conservancy District to re-build a water storage tank in the Little Mountain Western Weber Area, located at 10,000 West 900 South. This recommendation is subject to all review agency requirements and the following conditions:**

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The following findings are the basis for the staff's recommendation:

1. **The proposed use conforms to the Western Weber General Plan.**
2. **The proposal will not be detrimental to public health, safety, or welfare.**
3. **The proposal will comply with applicable County ordinances.**
4. **The proposed design implements quality development standards and will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

Motion passed 6-0.

**Petitions, Applications, and Public Hearings:**

**5. Legislative items:**

- 5.1 ZMA 2022-01:** Decision on a request for approval of a zoning map amendment to rezone approximately 10 acres located at approximately 4530 W 2200 S from the A-1 zone to the RE-15 zone. Project link: <https://frontier.co.weber.ut.us/p/Project/Index/14714>. Planner: **Tammy Aydelotte**

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 10.00 acres. The owner seeks this zoning to allow for "...greater housing densities near existing or planned school sites..." (see newly adopted General Plan, Land Use Goal 7.1.2, per applicant's narrative).

Planner Aydelotte states that this was before the Commission in December. One of the things that citizens were concerned about was if current residents would be forced to tie into the sewer line that will go by their property. Ms Aydelotte assured then that after talks with the Health Department, that no one would be forced to tie into the sewer unless the septic fails.

There was a member of the public that wanted to speak. He was reminded that this was not a public hearing, as that has already been done. The Commissioners then decided to let the resident speak.

Mr White. 2200 S. The road cannot accommodate more traffic. They also need a berm on the west of the development. The State law says that we will be forced to tie into the sewer. I am also concerned about the fire turn around.

Kylie White: We want people to have more room for animals. We want the concerns of the current residents to be over the developers. The developers don't know what they are doing. 25 homes is a lot on 10 acres.

Chad Buck-Developer. The land is laser leveled and will drain properly. No berm is necessary. There is also a detention basin in the development. Commissioner Wichern asked if there was a concern about animals in the area. Mr Buck states that when potential buyers come out to the property it will be obvious that there are farms and animals in the area. He also states that there is a fire turn around and that they will likely dedicate 30 more feet in one area for a turn around.

Sarah Wichern motions to pass item ZMA 2022-01 with the following conditions and findings. Commissioner Clontz seconded the motion

2. **Forward a positive recommendation to the County Commission. Prior to 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:**
  - a. **That the appropriate amount of right-of-way (40 feet of half-width) along 2200 South St. will be dedicated to the county , along with installation of pathway along 2200 South St., per the newly adopted Western Weber General Plan (2022).**
  - b. **The number of lots shall not exceed the gross area divided by a 1/3 acre (minimum lot size for a 'Medium-size' lot).**
  - c. **Prior to submittal of the first plat, the developer shall submit to the County a park plan acceptable to the park district and a \$2000 per lot donation for the parks.**
  - d. **The concept plan be updated to show dedication of right-of-way along the northern boundary of the project area.**
  - e. **The final layout of streets and infrastructure shall conform to the updated concept plan.**

Approved \_\_\_\_\_

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- f. **The streets shall be lined with trees, spaced at a distance so that, at maturity, their canopies touch. The trees shall be of a species that are deep-rooting and have a high likelihood of survival, given the unique characteristics of the soils.**
- g. **The park strips shall have six-inch angular rock.**

**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 passed 6-0.**

**5.2 ZMA 2022-02 Decision on a request for approval of a zoning map amendment to rezone approximately 29 acres located at approximately 900 S and 4700 W from the A-1 zone to the C-1 and O-1 zones Planner: Charlie Ewert**

This proposal is for the rezone of four acres of property to the Commercial C-1 zone, and 19 acres of property to the Open Space O-1 zone. The C-1 zoned area is intended to provide the beginning of a mixed use village center, and the open space area is intended to provide park space and agritourism.

The proposal appears to generally comply with the provisions of the general plan. Staff are recommending approval with a development agreement that applies architectural and street design standards.

Planner Ewert states that this is the item that has come before you before. The applicant is now asking for 5 acres in the C-1 zone. Form based requires a street regulating plan. It encouraged activity on the street level. The intersections will have build outs to protect pedestrians. Commissioner Favero asks if the applicant is still interested in dedicating some land to the park. Mr Ewert says that not right now. He is only asking for 4-5 acres for C-1. He would like to keep the open space for Terakee Village. Commissioner McCormick asks who decides how much area goes to the park. Mr Ewert states that it is very subjective. Commissioner Wichern asks if it will be open to the public. Mr Ewert states that the applicant would like to keep it open to the public. We would need a written agreement to clarify. My recommendation is to approve 4-5 acres for commercial space. Liam Keogh says the code 102-54 states the following

**An application for a rezoning shall be prepared and submitted on forms provided by the planning division. The application shall be accompanied with the following information:**

**A narrative explaining the planned or potential future access to culinary and secondary water facilities, and wastewater disposal facilities.**

**If the land is located within an existing or future service area of a local water or sewer service provider, a letter of acknowledgment and conditions of future service.**

Commissioner Neville states that we should send something that is solid to the County Commissioners. Other Commissioners agreed. Director Grover stated that if we approve this, it will go the County Commissioners as it is. If it is tabled, we need to ask if we are handling this in a timely manner. Commissioner Andreotti says that he hates to table this. Form based is not ready yet. Director Grover also stated that he feels that this is compliant with the General Plan. Commissioner Favero says that he would really like to see what happens when this comes before the County Commissioners. He asks if Director Grover can let the Planning Commission know what happen to items that they have voted on goes before the County Commissioners. Director Grover agreed to this as part of the Planning Director items.

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Sarah Wichern motions: Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #ZMA 2022-02, based on the following conditions and findings:

Conditions:

- 1. That a mutually agreeable development agreement executed between the applicant and the developer be recorded to the property.
2. That at least one acre of land located close to the commercial area and with access to a public street is donated to the park district or other mutually agreeable entity.
3. That at least four acres, contiguous to the park and mirroring the five acre commercial zone and configured in a manner to provide optimal future park area, is reserved for donation to the park district or other mutually agreeable entity at a time the rest of the acreage is converted to a different use. This time shall be identified in the development agreement.
4. That up to 10 residential units are permitted either directly above or behind the street-level commercial space, and within the same building; greater if the additional density is transferred to the property from other property in the General Plan's TDR Open Space Preservation designated area. Transfers should be incentivized at a rate of three units per one-unit transferred.
5. That the "Street Regulating Plan," as provided in Exhibit E of the December 13, 2022 planning commission staff report, is implemented through the development agreement, and modified to only apply to the five-acre commercial rezone and the five-acre O-1 rezone area.
6. That buildings are constructed to a Zone 4 or better building efficiency standard.
7. That the proposal is in compliance with standards applicable to the Mixed-Use Commercial streets in the New Town Eden area of the Form-Based Zone (Section 104-22 of the Weber County Code). The street- front's along 900 South, 4700 West, and 4600 West should all be designed and constructed to the same standard as found in that section; Except, however, 4700 West shall be provided with sufficient width to allow a center turn lane and right-turn pockets.
8. That a water and sewer acknowledgement letter is provided for the area by local water providers.
9. The four acre reservation and the one acre park should be rezoned to the O-1 zone.

Findings:

- 1. The proposal is in compliance with the Western Weber General Plan.
2. The proposed rezone will promote the health, safety, and general welfare of the Weber County public by implementing certain parts of the Western Weber General Plan.
3. The proposal has a high likelihood of providing better housing affordability.
4. The proposal will initiate the creation of a village node, as provided in the general plan.

Commissioner Andreotti seconded the motion. Motion passed 5-1 with Commissioner Favero voting no.

6. Public Comment for Items not on the Agenda

7. Remarks from Planning Commissioners:

8. Planning Director Report:

9. Remarks from Legal

Counsel Adjourn to Work

Session

WS1 A discussion on a mixed use office/residential development located on the corner of 3500 West 3300 South (08-029-0075). Mr. Rick Scadden and Ms. Leslie Clifton are the presenters.

WS2 West Weber 4700 Form Base Zoning Ordinance Planner: Charlie Ewert

WS3 General Plan implementation code amendments Planner: Charlie Ewert

Adjourn

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved \_\_\_\_\_



# Staff Report to the West Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Request:** (PUBLIC HEARING) Amend the Western Weber General Plan to adopt Addendum 1 – Moderate Income Housing Reporting Update

**Agenda Date:** Tuesday, January 18, 2023

**File Numbers:** GPA 2022-03

**Report Author:** Bill Cobabe  
(bcobabe@webercountyutah.gov)  
(801) 399-8772

## Applicable Ordinances

§ 102-2-4 – Powers and Duties of the Planning Commission

*(a) 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.*

## Legislative Decisions

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

HB 463 requires cities and counties in Utah to adopt a Moderate Income Housing plan that addresses strategies as outlined in State Code. Staff went through the existing General Plans for Western Weber and Ogden Valley and pulled out those portions of the respective General Plans to prepare a reporting document to report to the State. These strategies must be adopted with implantation plans that show goals and targets that can be used to demonstrate progress towards completion of the plans and adopted strategies. That document is attached as Exhibit A.

## Policy Analysis

No substantive policy changes accompany this addendum. All of the policies that are listed were already adopted by the County in the respective General Plans.

## Staff Recommendation

Staff recommends that the Planning Commission offers a positive recommendation to the County Commission for file GPA 2022-03, amending the adopted General Plan and adding Addendum 1, as shown in Exhibit A;

The recommendation is supportable with the following findings:

1. The proposals will meet the anticipated needs and goals outlined in the General Plan;
2. The proposals reflect the requirements of State Code;
3. The proposals demonstrate a continued orderly progression to development in the area; and,
4. The proposals are in the best interest of the health, safety, and welfare of the general public.

## Exhibits

- A. Proposed General Plan Addendum 1

**Addendum 1 to the Weber County General Plan  
Moderate Income Housing Reporting Update  
January 2023**

**Purpose/Background:**

In the 2022 legislative session, the Utah State Legislature passed HB 462, changing the reporting requirements for Moderate Income Housing elements of the County’s General Plan. This includes choosing a minimum of three strategies chosen from the approved list and providing implementation plans that enable action on these strategies. Weber County has adopted General Plans for the Ogden Valley (OVGP) and West Weber (WWGP) planning areas which need to be amended to reflect these changes and requirements. The amendment considered the portions of the plan that are already adopted and made the modifications and connections necessary to bring it into compliance with State Code. The following represents the strategies and implementation plans that best fit the elements already adopted by the County, which the County hereby adopts as an addendum to the General Plan Moderate Income Housing Element:

- 1) (A) rezone for densities necessary to facilitate the production of moderate income housing;**
- 2) (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;**
- 3) (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;**
- 4) (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;**
- 5) (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers;**
- 6) (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;**
- 7) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing.**
- 8) (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency’s funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing; and,**
- 9) (S) create a program to transfer development rights for moderate income housing.**
- 10)(V) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.**
- 11)(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80 percent of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10 percent or more of new residential development in a residential zone be dedicated to moderate income housing**

The implementation plan for each of the above strategies is as outlined below:

- 1) (A) rezone for densities necessary to facilitate the production of moderate income housing**

*Related current General Plan Element Goals:*



- **OVGP Page 27** - Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability referenced in Moderate Income Housing Principle 1.1.1.
- **OVGP Page 28** - Develop cluster ordinances that will allow for mixed housing types in compact areas consistent with village area locations on Map 8 and pursuant to small area plans referenced in Moderate Income Housing Implementation 1.1.2.
- **OVGP Page 28** - Encourage the development of low- to moderate-income housing within or near established cities, towns and village areas in order to protect agricultural lands and provide open spaces within the unincorporated areas of Weber County referenced in Moderate Income Housing Implementation 1.1.3.

*Implementation Timeline:*

Beginning in 2022, Weber County will identify areas for potential rezone, including in the Wolf Creek Development, Liberty, and other villages. These efforts are current and ongoing, and the FB Zone has already been implemented in Old and New Town Eden and Nordic Valley. Zoning changes will take place per the property owners’ request and according to the General Plan goals and maps already adopted. The County will further continue to encourage low- to moderate-income housing within or near established cities, towns, and village areas, which will allow for the further development and rehabilitation of existing uninhabitable housing stock. In 2023, the County will adopt measures to change zoning laws to allow for this development to occur. In 2024, the properties affected by these zone changes and new laws will be measured and accounted for, and in future years’ reporting, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

**2) (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;**

*Related current General Plan Element Goals:*

- **WWGP Page 76** - Housing Action Item 1.1.3: Create an adaptive reuse policy to allow abandoned or underutilized non-residential buildings within or near established cities, towns, and village areas to be converted into mixed-use spaces with ground-floor commercial spaces and upper-floor(s) residential housing units

*Implementation Timeline:*

As the West Weber area continues to develop, the pressure to build in the area will increase. Utilizing strategies that foster affordable housing, the County will require developers install infrastructure that will support affordable housing, including the use of trails and other active transit options, bus routes and other mass transit options, street connectivity and utility infrastructure, and the expansion of mixed-use spaces and higher concentrations of residential units in designated centers. The County will track these developments as they occur and will report on the number of units developed and the associated infrastructure improvements/installations. In 2023, the County will adopt measures to change infrastructure laws to allow for this development to occur. In 2024, the properties affected by these new laws will be measured and accounted for, and in reporting for 2025-2027, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

**3) (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing**

*Related current General Plan Element Goals:*

- **OWGP Page 28** - Moderate-Income Housing Implementation 1.2.1: Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income homeowners.
- **OWGP Page 28** - Moderate-Income Housing Implementation 1.2.2: Update or provide the necessary tools to enable the County to track (1) the mix of existing housing stock, (2) the condition of existing housing stock, (3) the delivery of existing-housing education to the public, and (4) the availability of local resources for single and multifamily rehabilitation or new construction which facilitates access and affordability for special-needs populations

- **WWGP Page 76** - Housing Action Item 1.1.3: Create an adaptive reuse policy to allow abandoned or underutilized non-residential buildings within or near established cities, towns, and village areas to be converted into mixed-use spaces with ground-floor commercial spaces and upper-floor(s) residential housing units

*Implementation Timeline:*

The County will continue to support the Weber Housing Authority through financial contributions and other in other meaningful ways. The amount of money contributed to the Weber Housing Authority will be tracked and reported for each of the planning areas beginning in 2023. The County will further continue to encourage low- to moderate-income housing within or near established cities, towns, and village areas, which will allow for the further development and rehabilitation of existing uninhabitable housing stock. In 2023, the County will adopt measures to change zoning laws to allow for this development to occur. In 2024, the properties affected by these zone changes and new laws will be measured and accounted for, and in years 2025-2027 reporting, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

**4) (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones**

*Related current General Plan Element Goals:*

- **OVGP Page 16** - Land Use Implementation 1.4.3: Foster the creation of a TDR market by exploring ways for developers to benefit from purchasing TDRs. Consider requiring TDRs for lodges, hotels, accessory dwelling units, accessory apartments, lockout rooms, etc.
- **OVGP Page 28** - Moderate-Income Housing Implementation 1.1.1: Support the Weber Housing Authority's role in developing mixed-use housing projects resulting in additional housing opportunities; where mixed-use development occurs, provide a variety of housing types; require resorts to comply with the Destination and Recreation Resort Zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees; and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.
- **OVGP Page 33** - Residential Development Principle 1.2: Manage accessory dwelling units (ADUs) to allow for affordable housing opportunities without increasing the overall impact of residential development in Ogden Valley. Require one development unit for each authorized ADU.
- **OVGP Page 33** - Residential Development Implementation 1.2.1: Review current County ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning.
- **WWGP Page 77** - Housing Action Item 2.2.1: Provide ordinances that ease regulations for accessory dwelling units.

*Implementation Timeline:*

The County will begin tracking the number of building permits issued for internal and detached accessory dwelling units in 2022 and report on those numbers each year beginning with the 2023 report. The County will also revise the fees associated with the permits required for all accessory dwelling units. This fee reduction will be considered for the 2024 fee schedule year.

**5) (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers**

**6) (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors**

*Related current General Plan Element Goals:*

- **OVGP Page 28** - Moderate-Income Implementation 1.1.2: Develop cluster ordinances that will allow for mixed housing types in compact areas consistent with village area locations on Map 8 and pursuant to small area plans referenced in Development Implementation 1.1.1.

- **OVGP Page 33** - Commercial Development Implementation 1.1.2: Require new commercial or mixed-use development to locate on property currently zoned for commercial uses. Avoid rezoning new property to commercial or manufacturing until such time that the community supports it. Future commercial or mixed-use rezoning should only be considered adjacent to existing commercial or mixed-use zoning in a manner that creates village clusters and avoids strip commercial along highway corridors.
- **WWGP Page 75** - Housing Action Item 1.1.2: Incorporate Residential Dwelling Units (RDUs) within walkable village areas to encourage mixed-use development with retail/commercial space at street level and residential units on the upper floor(s). This style of development lends itself to affordable housing prices and also locates moderate-income households within walkable distances to neighborhood amenities within the village/commercial areas, minimizing household transportation costs

*Implementation Timeline:*

The County will continue to encourage low- to moderate-income housing within or near established cities, towns, and village areas, which will allow for the further development of higher density nodes. In 2023, the County will adopt measures to change zoning laws to allow for this development to occur. In 2024, the properties affected by these zone changes and new laws will be measured and accounted for, and in years 2025-2027 reporting, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

**7) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing.**

*Related current General Plan Element Goals:*

- **WWGP Page 76** - Housing Action Item 1.1.4: Work with Weber County, Weber Housing Authority, and other Weber County communities to create a Community Land Trust to provide below market homeownership opportunities for moderate-income buyers. The land is owned by the Trust but the homes or townhomes are owned by the individuals. This enables the community to facilitate a mix of homeownership opportunities within or near established cities, towns, and village areas while maintaining important greenfield areas. Because Community Land Trusts include a resale formula, the properties' affordability are maintained permanently.

*Implementation Timeline:*

Beginning in 2023, the County will begin the conversation with the Weber Housing Authority to identify specific areas, properties, and projects that will demonstrate progress towards achieving this goal. The creation of the Community Land Trust will take place in 2024 and actions on both fronts (partnering with the Weber Housing Authority and creation of the Community Land Trust) will be reported to the State. Specific areas identified will be catalogued for future development as time and finances permit, and this also will be reported to the State.

**8) (S) create a program to transfer development rights for moderate income housing.**

*Related current General Plan Element Goals:*

- **OVGP Page 15** - Land Use Implementation 1.1.1: Weber County will support the transfer of existing development rights (TDRs) as the primary means to increase densities in suitable project areas while proportionately decreasing density in other areas. incentives – such as reduced road cross sections and other cost-saving measures for master-planned developments – should be proposed to reduce development intensities and as the primary means to incentivize the purchase and transfer of development rights. Bonus density should be used sparingly, and only in the event minimal bonuses can be leveraged for significant and meaningful advancement of the goals and principles of this plan. Development rights include residential (e.g. townhouses, single family detached units, etc.) and non-residential development rights (e.g. hotel units, accessory dwelling units, retirement center units, etc.).
- **OVGP Page 16** - Land Use Implementation 1.3.4: Pursue funding opportunities for purchase of development rights and open space preservation programs.

- **OVGP Page 16** - Land Use Implementation 1.4.2: Create a Transfer of Development Rights (TDR) Ordinance for the Ogden Valley planning area. The purposes of the TDR Ordinance would be to establish a process for reviewing and approving proposals to transfer development rights from the Agricultural Protection and Open Space Overlay areas to locations where additional development density could be more appropriate (receiving areas). The TDR Ordinance would establish standards for review and approval of each proposed TDR. Each TDR application would include information including, but not limited to: identification of the lands from which development units are proposed to be removed; identification of the land to which the development units would be moved; the number of development units and type(s) of development proposed; how water, sewer and other services would be provided; and other information specified by the ordinance. Standards for evaluation of the application would include such factors as detrimental or beneficial effects to both the sending and receiving properties; availability of roads and infrastructure; proximity of other development including town centers; the proposed uses and intensity of use; consistency with private covenants; compatibility with surrounding land uses and the extent to which the transfer advances the goals of the General Plan. The resort areas and villages are likely most suitable receiving areas for transferred development units.
- **OVGP Page 16** - Land Use Implementation 1.4.3: Foster the creation of a TDR market by exploring ways for developers to benefit from purchasing TDRs. Consider requiring TDRs for lodges, hotels, accessory dwelling units, accessory apartments, lockout rooms, etc.
- **OVGP Page 16** - Land Use Implementation 1.4.4: Enhance and publicize the County’s register of landowners willing to sell development units. Consider the potential for the transfer of development rights to be considered as a part of the process for acquisition of conservation easements with land trusts and other organizations that acquire conservation easements.
- **OVGP Page 16** - Land Use Implementation 1.4.5: Maintain a database that tracks all transferred, purchased, or retired development rights.

*Implementation Timeline:*

The County has already begun a conversation around ordinance changes that will support TDRs. It is anticipated that the County will adopt new regulation in the spring of 2023 and will report on actions taken. Subsequent years’ (2024 through 2027) reporting will include specific information regarding how many units were developed in higher-density areas as a result of the TDRs and further actions taken by the County.

**9) (V) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.**

*Related current General Plan Element Goals:*

- **WWGP Page 75** - Housing Action Item 1.1.1: Encourage 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. Support the Weber Housing Authority’s role in developing mixed-use housing projects.

*Implementation Timeline:*

Weber County will continue to work with communities within the County to provide walkable communities and develop local urban centers. As noted in previous implementation plan timelines, the County will report on efforts to develop higher-density areas as a result of TDRS and the number of units that were created. In 2023, the County will adopt measures to change zoning laws to allow for this development to occur. In 2024, the properties affected by these zone changes and new laws will be measured and accounted for, and in years 2025-2027 reporting, the County will demonstrate the effectiveness of these policies and plans by showing the increase of affordable housing units across the County.

**10)(W) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80 percent of the area median income, including the dedication of a local funding source to moderate income housing or**

**the adoption of a land use ordinance that requires 10 percent or more of new residential development in a residential zone be dedicated to moderate income housing.**

*Related current General Plan Element Goals:*

- **WWGP Page 76** - Housing Action Item 1.1.5: Adopt an inclusionary zoning ordinance that requires 10 percent of residential unit equivalents (reu) in one project to be affordable to 50 percent AMI or lower and 10 percent to be affordable to 80 percent AMI or lower. The ordinance can apply to certain project sizes. For developers to comply, incentives or bonuses are needed. This strategy is most popular in areas with more intense development ability, which makes it compatible with the community's desire to provide more options in neighborhood nodes and avoiding "too small to farm, too large to mow" sprawl in current greenfield areas.

*Implementation Timeline:*

In 2023, Weber County will pursue the adoption of an ordinance change to allow for inclusionary zoning in certain areas that will require that 10% of residential units to be affordable to 50% of AMI or lower and 10% of units to be affordable to 80% or lower. Because this adoption will take place in 2023, it is not anticipated that any developers will take advantage of this new ordinance until 2024 at the earliest. The County will report on the adoption of the ordinance and thereafter report each year (years 2025-2027) on progress made after the adoption of the new ordinance.