



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A work session to discuss File ZTA2023-03, an applicant initiated request to amend the Form-Based Village zoning ordinance to adjust the New Town Eden Street Regulating Plan and to provide alternative design standards for New Town Eden.

Applicant: Eric Langvardt
Agenda Date: Tuesday, April 25, 2023 (*Work Session*)
File Number: ZTA 2023-03

Staff Information

Report Presenter: Charlie Ewert
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(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

§104-22: Form-Based Zone (FB)

Legislative Decisions

Decision on this item 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

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Policy Analysis

Policy Considerations:

Proposed Text Amendment (Exhibit A)

The proposed text amendment is fairly straightforward, but the application of the amendment has broader effects on the New Town Eden Area. The amendment creates alternative architectural design standards for the New Town Eden Area, and a revised street regulating plan map that includes additional streets in the northeastern quadrant of the New Town Eden Area (northeast of the intersection of Hwy 158 and Hwy 162. To help ease the effect of the new streets requested, staff has provided four alternative street regulating plans, three of them represent changes to most if not all of the streets on the periphery of the New Town Eden village area, and one alternative reflecting the status quo option (no changes).

Proposed new architectural design theme.

The applicant is proposing a second set of architectural design standards that can be used for commercial and multifamily buildings in the New Town Eden area. If approved, a landowner within the New Town Eden area can choose between the existing architectural theme (Agricultural) or the new theme (Mountain Modern). The applicant has suggested that a mix of these themes within one village area may make for an overall complimentary community outcome that celebrates the history of the area while also looking to the future; and doing so without inducing so many different themes that the community looks hodge-podge.

If the Planning Commission supports this additional design theme option, it is captured in the proposed Exhibit A. Alternatively, if the Planning Commission supports the new design theme in the New Town Eden area, but would

rather separate its use from the areas that have/will use the existing agricultural theme, the proposal can be modified to designate one theme to be used for specifically selected areas. For example, assuming the Planning Commission is comfortable with amending the New Town Eden street regulating plan, perhaps the mountain modern theme can be applied to the northeast quadrant of New Town Eden, while the agricultural theme is applied to other areas within the village. If such an alternative is desired, the Planning Commission should direct staff accordingly.

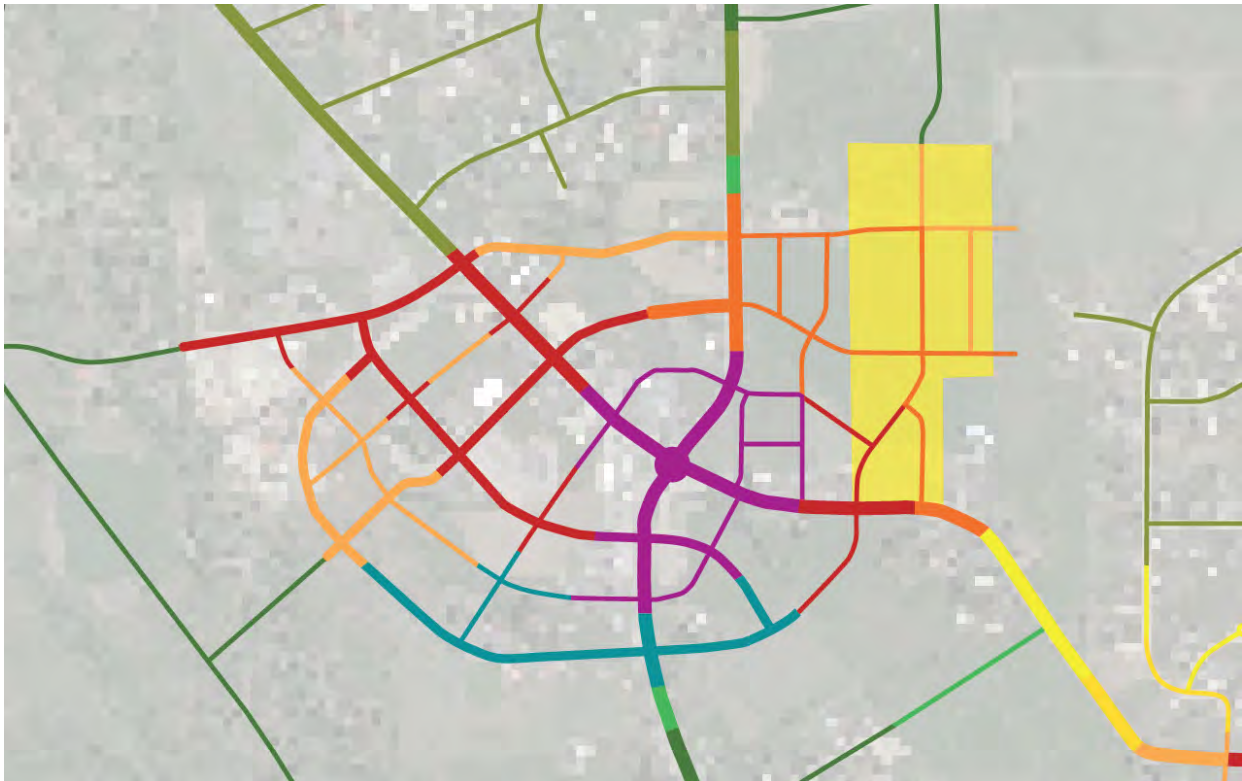
Illustrations of the Mountain Modern design theme being proposed:





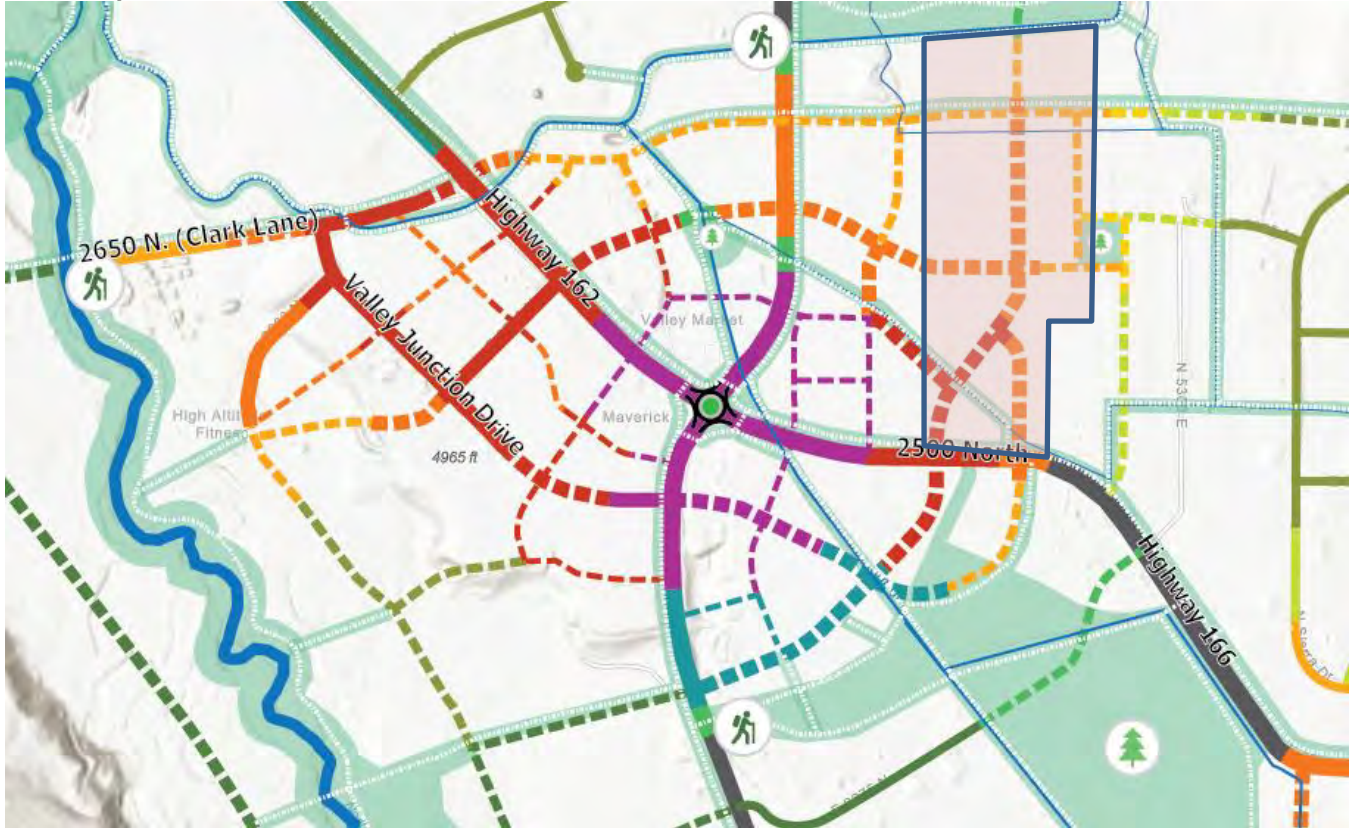
Proposed street regulating plan.

To facilitate the potential amendments, staff request that the applicant provide their requested street regulating plans amendments that are specific to their intended project, and also include other street connections that show how their proposed streets can eventually connect to other existing or planned streets. Their proposed street regulating plan is as follows, with their property in yellow:



In reviewing the applicant's proposed street regulating plan, and hearing prior concerns expressed by the planning commission regarding "village creep," staff has explored the possibility of reconfiguring the New Town Eden area's street regulating plan with the following four options for the Planning Commission to consider. Each attempt to offset the "creep" effect of adding new high-intensity streets. While there are a few specific reasons streets are laid out as they are in each alternative, the Planning Commission should feel at liberty to explore with staff other ways streets can be configured and designated that might make for a better future village.

Staff Proposed Alternative A



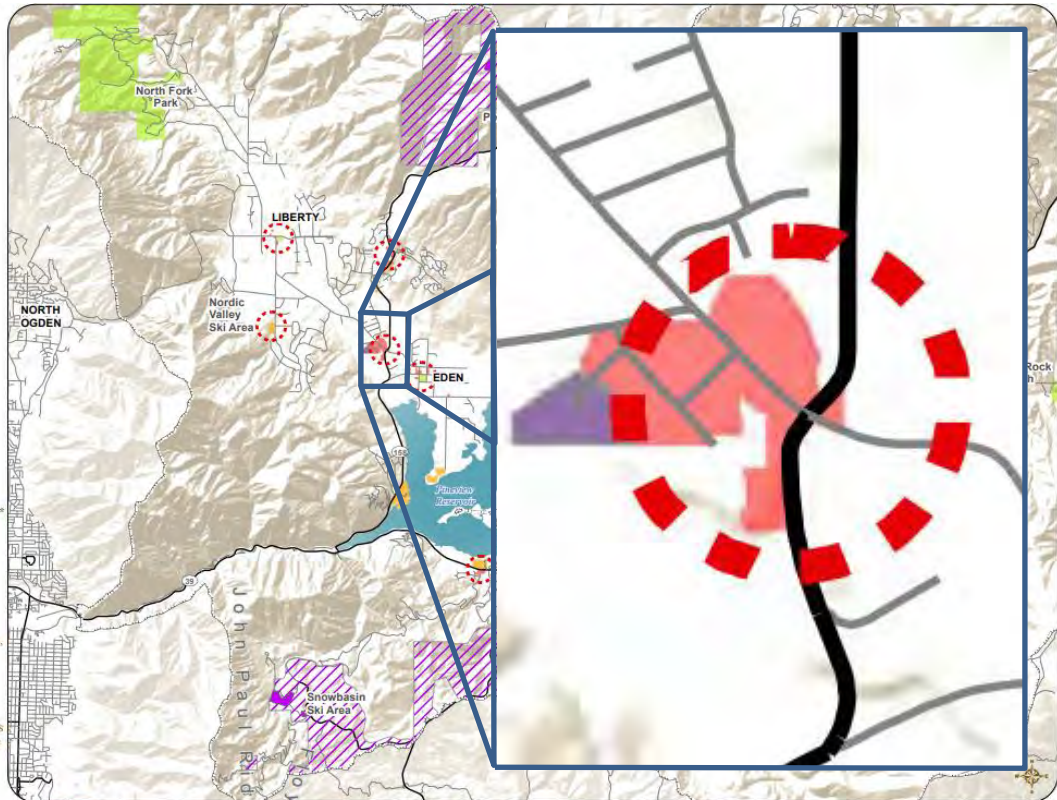
Staff Proposed Alternative B



Staff Proposed Alternative C



- Legend**
- Ogden Valley Boundary
 - Lakes
 - Parks
 - Roads
 - State Route
 - Local Road
 - 2015 Zoning/Master Planned Areas
 - CV-1, Commercial Valley
 - CV-2, Commercial Valley
 - CVR-1, Commercial Resort
 - MV-1, Manufacturing
 - DRR-1, Resort
 - Resort Master Planned Comm/Mixed-Use**
 - Future Planning
 - Village Area*
 - Huntsville Annexation Area
- * The village areas are shown as ¼ mile radius circles centered on each area. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.
- ** Master Planned Commercial/Mixed-Use areas are for representative purposes only. See specific resort master plans for exact alignments.



Commercial Locations & Village Areas

Commercial Development Goal 1: A goal of Weber County is to ensure that the location of retail and commercial development is consistent with Ogden Valley's rural character.

Commercial Development Principle 1.1: Limit all new commercial development in the Ogden Valley planning area to Huntsville, the resort areas, and the village areas, as shown on Map 8. Avoid scattered and strip commercial and retail development patterns in the Valley.

Commercial Development Implementation 1.1.1: Prepare small area plans for each area designated as a village on Map 8 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multi-modal and active transportation to and within each area, as may be appropriate. The village areas are shown as ¼ mile radius circles centered on each area on Map 8. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

Commercial Development Principle 1.2: Focus on creating vibrant village areas. Encourage public spaces and plazas within villages that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, interconnected pattern in the Valley and extend non-motorized trails and pathways to commercial village areas.

Commercial Development Implementation 1.2.1: As also provided in the Transportation Element Streetscape implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.

Exhibits

- A. Proposed Amendments to the Form-Based (FB) zoning ordinance (Redlined Copy).
- B. New Town Eden Street Regulating Plan Maps – Four Alternatives.
- C. Application Information.

EXHIBIT A

WEBER COUNTY
ORDINANCE NUMBER 2023-_____

AN AMENDMENT TO THE FORM-BASED (FB) ZONE TO CREATE AN “EDEN CROSSING” STREET REGULATING PLAN MAP AND RELATED ARCHITECTURAL STANDARDS FOR THE OGDEN VALLEY PLANNING AREA.

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, _____; and

WHEREAS, _____; and

WHEREAS, on _____, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a positive recommendation to the County Commission; and

WHEREAS, on _____, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein substantially advance many goals and objectives of the Western Weber General Plan and the Ogden Valley General Plan; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments serve to create the necessary regulatory framework that will guide future development of neighborhoods and communities;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

- 1 **Part II Land Use Code**
- 2 ...
- 3 **TITLE 104 ZONES**
- 4 ...
- 5 ***Chapter 104-22 Form-Based Zone FB***
- 6 ...
- 7 **Sec 104-22-6 Building Design Standards**

8 **Sec 104-22-6.010 Building Design Standards Per Street Type**

9 **Sec 104-22-6.020 Building Design Standards By Area**

10 **Sec 104-22-6.030 Old Town Eden Area Building Design Standards**

11 **Sec 104-22-6.040 New Town Eden Area Building Design Standards**

12 **Sec 104-22-6.045 Alternative New Town Eden Area Building Design Standards**

13 **Sec 104-22-6.050 Nordic Valley Area Building Design Standards**

14 ...

15 **Sec 104-22-6.045 Alternative New Town Eden Area Building Design Standards**

16 In addition to applicable standards in this chapter, the following standards apply to all buildings in the New
17 Town Eden Area:

18 (a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain
19 modern-style architecture. Mountain modern-style architecture shall incorporate at least three of the
20 following five options:

21 (1) Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof, or a combination of the roof
22 types.

23 (2) A shed-roof at a 2/12 or greater slope that is attached to the side of the building but not attached
24 to the main roof structure.

25 (3) A prominent covered porch, deck element, chimney, or other unique architectural feature or
26 features approved by the Land Use Authority.

27 (4) Vertical rectangular windows, single, paired, or in triples. Paired and tripled windows shall all be
28 the same dimensions. The composition of all windows on a building's façade shall be balanced.

29 (5) Appurtenances such as exposed roof rafter tails, decorative kickers, and exposed beams or column
30 detailing.

31 (b) **Building form.** A building's street-facing façade shall be designed to have a base, body, and varying
32 roofline, each of varying design features and building material.

33 (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent
34 rooflines.

35 (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no
36 less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and
37 constructed to have a building base, building body, and varying building roofline, each having varying
38 building materials or design techniques.

39 (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of
40 material. The primary building material shall be wood siding or similar appearing siding. At least one of
41 the building materials used on the building façade shall also be used on all other sides of the building.

42 (1) Brick or stone may be used in place of wood if approved by the Land Use Authority.

43 (2) Metal siding may be used on the building's body, as long as the building's base is made of brick or
44 stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet,
45 and is treated to create a natural-appearing aged patina.

46 (3) Stucco may be used as an accent material, but may not comprise more than 30% of a building's
47 facade

48 (f) **Colors.** Warm muted earth-tone colors are required. No more than 70 percent of a building's facade
49 shall be white.

50 (g) **Examples.** Examples of generally acceptable architectural features are depicted in the following
51 images. Any conflict between details in the images and regulations in this chapter shall be interpreted
52 in favor of the regulations in the chapter.

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69 **Sec 104-22-8 Street Regulating Plans**

70 The following maps depict the adopted Street Regulating Plans for their respective areas. The plans
71 illustrate the intended street layout of the area and the designated street types. The plan is intended to be
72 a guide for the placement of streets and mid-block alleys, and is not designed to survey-level accuracy. A
73 mid-block alley shall be as close to the middle of the block as is practicable, and the street placement
74 shall be within 200 feet of the location depicted on these maps. A land owner proposing development in
75 an area that a street or alley is planned shall be responsible for dedicating the land and constructing the
76 street or alley improvements.

77 ***

78 *(b) New Town Eden Street Regulating Plan*



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[Proposed Alternative A]



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[Proposed Alternative B]



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[Proposed Alternative C]



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EXHIBIT B

Staff Proposed Alternative A



Staff Proposed Alternative B



Staff Proposed Alternative C



Staff Proposed Alternative D – “Status Quo” – No Changes



EXHIBIT C

Sec 104-22-6.4 New Town Eden Area Building Design Standards

In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:

1. **Design theme.** All buildings shall have architectural styling and materials that implement mountain-style architecture. Mountain-style architecture shall incorporate at least three of the following five options:
 1. Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof or a combination of the roof types.
 2. An attached shed-roof at a 2/12 or greater slope that is not attached to the main roof structure.
 3. A prominent porch, deck element, chimney or other approved unique architectural feature or features.
 4. Vertical rectangular windows, single, paired or in triples and with balanced composition.
 5. Appurtenances such as exposed roof rafter tails, decorative kickers, exposed beams or column detailing.
2. **Building form.** A building's street-facing façade shall be designed to have a base, body, and varying roofline, each of varying design features and building material.
3. **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
4. **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
5. **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
 1. Brick or stone may be used in place of wood if approved by the Land Use Authority.
 2. Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
 3. Stucco may be used as an accent material but may not comprise more than 40% of a building elevation.
6. **Colors.** Warm earth-tone colors are required. No more than 70 percent of a building's facade shall be white.

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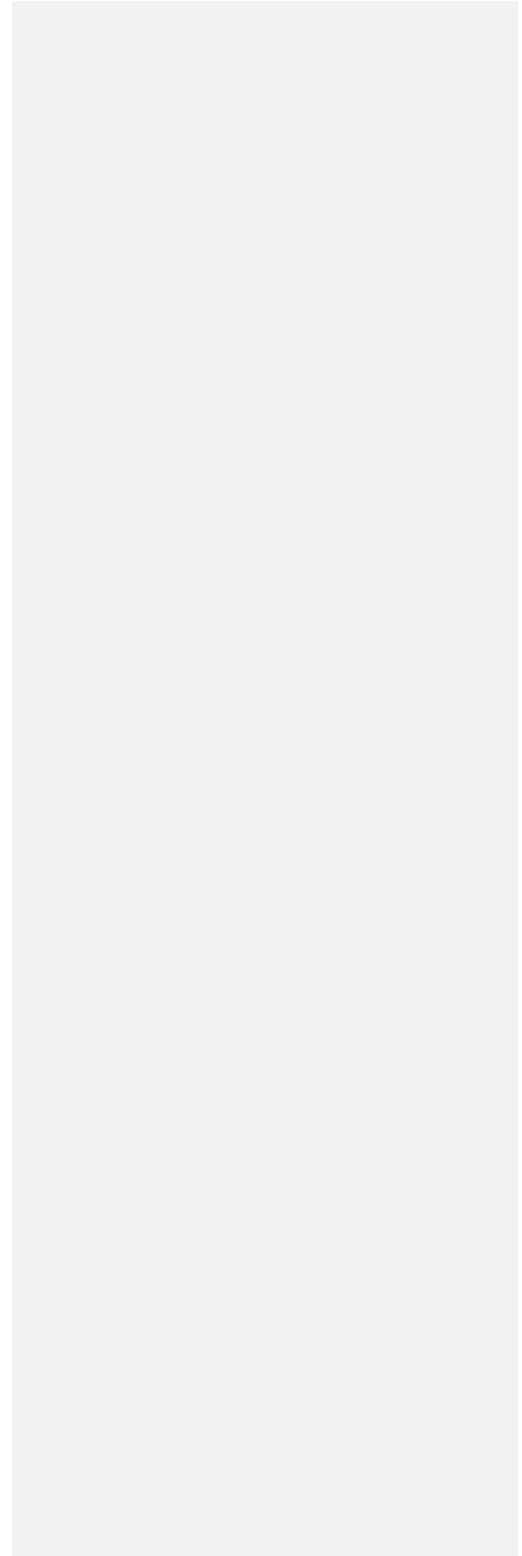
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7. **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.





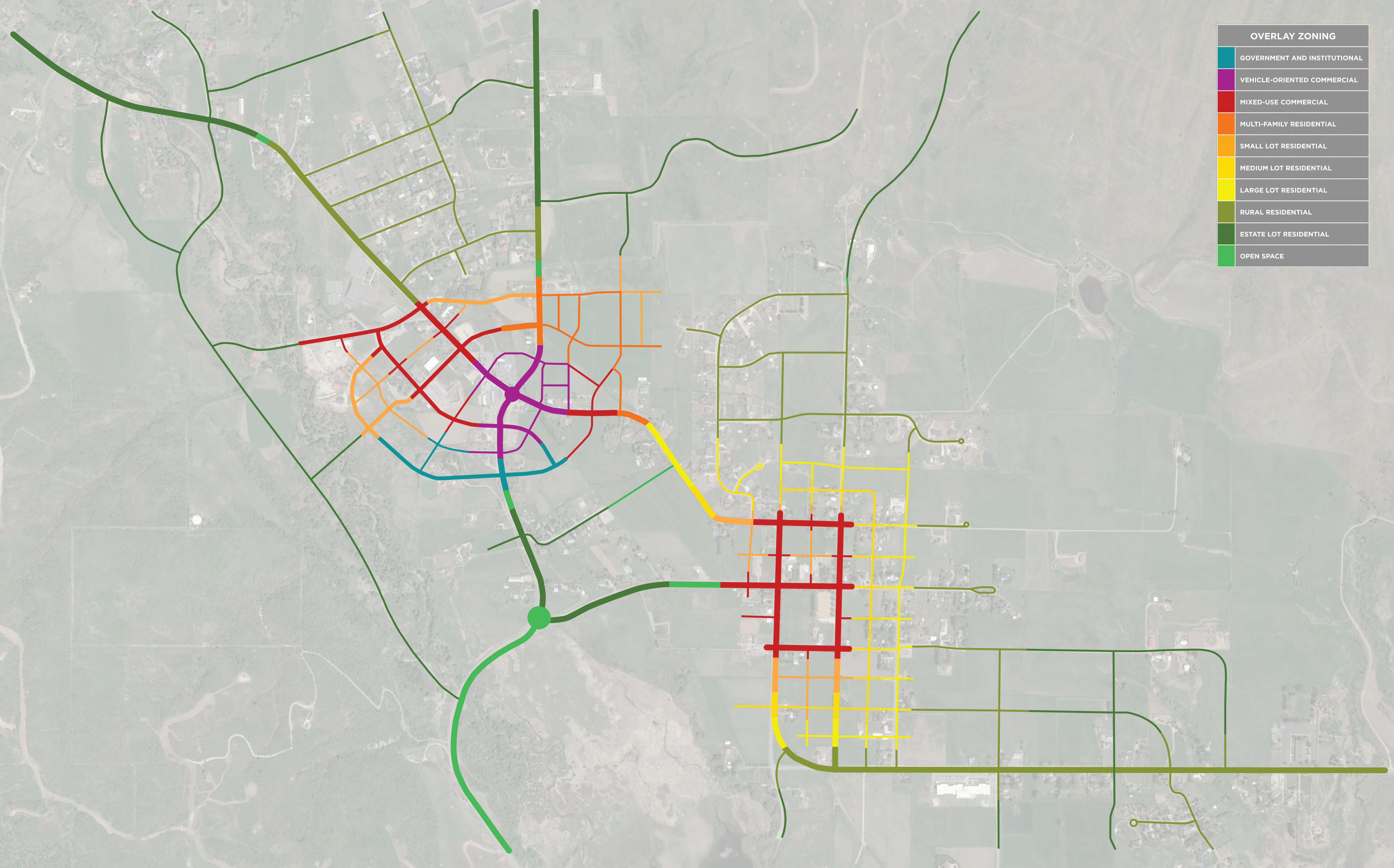
**EDEN CROSSING
VILLAGE**
*Mixed-Use Commercial
Multi-Family Residential*















ZIMBI DENTAL

Integrity Construction



OVERLAY ZONING	
	GOVERNMENT AND INSTITUTIONAL
	VEHICLE-ORIENTED COMMERCIAL
	MIXED-USE COMMERCIAL
	MULTI-FAMILY RESIDENTIAL
	SMALL LOT RESIDENTIAL
	MEDIUM LOT RESIDENTIAL
	LARGE LOT RESIDENTIAL
	RURAL RESIDENTIAL
	ESTATE LOT RESIDENTIAL
	OPEN SPACE