

Minutes of the Ogden Valley Planning Commission Regular meeting March 05, 2019 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: John Lewis, Chair; John Howell, Chris Hogge, Shanna Francis, Bob Wood

Absent/Excused: Steve Waldrip, Jami Taylor

Guests: Erick Householder, Mark Stratford, Kim Wheatley, Miranda Menzies

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Ronda Kippen; Principal Planner; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

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

1. Consent Agenda:

- 1.1 UVT041718: Consideration and action for final subdivision approval of the Trapper's Ridge at Wolf Creek PRUD Phases 7a, 7b, 7c, and 7d at approximately 5800 East Big Horn Parkway in the RE-15 Zone. (Eden Village, LLC Applicant, Russ Watts, Agent)**

Commissioner Lewis said so what was presented the last time when it got preliminary approval; nothing has changed and no one has called. Ms. Kippen replied no, it is going to be a four-phased 21-lot subdivision. Each phase is going to have five lots, in the RE-15 Zone. You are seeing this again because the applicant is going from a two-phase subdivision to a four-phase subdivision. The next step is going to the County Commission, which at that time he will forward the bonding and everything.

Commissioner Francis asked did they move all the dirt because of the sensitive overlays; and there is something about keeping the dirt there onsite. I was not aware if they were going to removing that or not. Ms. Kippen replied the dirt can be removed, it's part of their SWPPP Plan; it would be the engineers monitoring whether they are going to be using the material onsite or whether they are going to be excavating, and that's going to be in the construction drawings. If they export any material, they have to keep the road base clean.

MOTION: Commissioner Howell moved to approve consent agenda item UVT041718 for final subdivision approval of the Trapper's Ridge at Wolf Creek PRUD Phases 7a, 7b, 7c, and 7d in the RE-15 Zone. Subject to all conditions and recommendation and all county requirements based on the findings listed in the staff report. Commissioner Hogge seconded. A vote taken to approve consent agenda item with Commissioners Howell, Hogge, Wood, Francis and Chair Lewis voting aye. Motion Carried (5-0)

2. Adjourn to a Work Session:

WS 1: Discussion regarding Ogden City Property Downzone and Reserved Transferable Development Rights

Charlie Ewert said we have Eric Householder and Mark Stratford to talk on behalf Ogden City. They are working through the development of the Development Agreement; and Eric wanted to come and talk about documenting developable transferrable rights and figure out where to go from here. The property is located in the Commercial Valley Recreational Resort Zone, which is a high-density zone. If they were to maximize their density on that, they could get 21 units per acre; it is somewhat hard to do that without all the utilities. There is a lot of potential for the land; it has not been develop for a reason, it happens to be far removed from services. Ogden City is proposing how we go about documenting the current elements of the zone; so they try to recoup some of the cost they put into buying commercial property as opposed to open land.

Charlie Ewert said when we were going through the Ogden Valley General Planning process; it was apparent to me that one of the big desires of the valley residents was the use of infrastructure as the method to withhold property rights.

One of the things that I wrote in the Base Zone Density Study that I worked on was; if we do it that way developers are going to find other ways to get what they want. It is going to cost them more money, it is going to require them to be more innovative, and it is going to create half-hazard development styles. That could also be a gross amount of septic systems, which we are going to talk about in the next few months because of that water study.

Eric Household gave his short presentation.

Miranda Menzies and Kim Wheatley voiced their ideas and opinions about this property and transferable development rights.

Charlie Ewert asked if a Park District, a Governmental Entity, or a Non-Profit Entity came to Ogden City and purchased the difference of either 1 or 83 to not develop; would that be an idea that Ogden City would be able to attain. The response was yes.

The following are some Items of discussion:

- Unable to put a dock in the water per the forest service,
- about well protection wells,
- is it possible to retire the density and not the dirt that goes with it,
- community motivation to ensure that property wasn't developed,
- there may be a demand for these units if it's tied into Accessory Dwelling Units (ADU's),
- the possibility of ADU's being legal as part of the legislative bill,
- develop strategies to increase housing, keeping the access to private;
- about TDR's being very specific by having a place to take it and a place to transfer to there,
- down zoning an up zoning property for commercial and have the other person pay for it
- get some figures and maybe partnered some other agencies to purchase development rights
- land trust and explore some other options
- keeping the access private and not open to public
- banking TDR's for a later time
- do not process water that goes into wells
- being able to build a structure at a later time; for a treatment facility on the north section of property
- have an ordinance that describes TDR's and being able to use that system
- what does Ogden City gains locking the development agreement
- reducing density in the valley with mother-in-law apartments
- get the number out there and allow the market take care of the numbers
- ADU's, TDR's, and affordable housing is on the planning radar for the valley
- The city is not on this to flip the property, and the commercial value of land is good
- we are not here to sell any of these lots to building something
- we are not bringing in new density in the valley, the valley already has density
- Old Town Eden and New Town Eden will could be receiving areas with some kind of TDR programs

Director Grover asked is that giving some kind of direction. Mr. Stratford replied we have a draft agreement given to Mr. Ewert; but if you are not interested in us doing anything right now, we will just let it sit there. Even our agreement cannot work unless you are comfortable with some kind of TDR Program. We are ready to move forward at whatever pace you do with TDR's. When you are ready to work on TDR Program, then we would like to be a partner on that when that does happen.

WS 2: Discussion regarding Old Town Eden Small Area Plan

Steve Burton said we talked about the General Plan what these villages and talked old town village area. Village areas, walkable on what the bldgs. Street look and not about uses, we reached out to the commercial property owners and

residents come up what they wanted this village to look like. We created a steering committee in August or November; and Chris Hogge was part of that steering committee. What they want this village to look like as to the zoning would affect them the most. What we are going what in November the Steering committee was accurate.

Charlie Ewert said the tool that we want to use form base zoning or some hybrid. Design street being the public space emphasis current every type of property we emphasis on streetscape and as emphasis as aesthetics, create entity exposed separate of uses. Form Based Zoning, as long as it appears and functioning as.

Form based codes product more consistent and predictable patterns of development in relationship to the public realm than typically achievement.

- **Public Spaces: Streets**
 Traffic Calming Design
 - Narrow lanes
 - Buildout at sections and crosswalks
 - Decorative medians and separator at intersection and crosswalk
 - Safe bikes
 - Wide sidewalks at building frontage for pedestrian public terrains, street wayfinding, sidewalks aisles, and outdoor dining
 - Multi-use pathway on Parkside of street
 - Street trees
 - Signage standards that increase visibility of signs through treed areas (projections from buildings)
 - Street side angled parking

- **Public Spaces: Streets**
 Walkable and inviting to pedestrians
 Pedestrian connectivity for all business
 Obvious and safe street crossings
 Decorative
 4-way stop at intersections

- **Public Spaces: Building Fronts**
 Historic mine town architecture
 Late 1880 early 1910
 No more than two stories
 Retail, restaurant, or exhibit at ground level
 Residential and office space on second level
 Boardwalks with rustic timber
 Diversity in building design, but balanced with similar features germane to the cohesive mine town look

- **Public Spaces: Park**
 Small community amphitheater
 Concession area
 Horse arena
 Sports fields
 Utilize irrigation ditch as water feature
 Wandering path with power outlets near benches

- **Phasing**
 Short-term and long-term goals
 Not too much too fast

Phased from t center outward
Focus on north and west sides of park before east and south
Achieve built out of a phase before looking to phase more land

- Form Based Regulation
Regulating plan that focuses from the street and area instead of parcels
Street regulating plan concept
Develop performance metrics to 'trigger next phase
Not just an arbitrary timeframe

WS 3: Discussion regarding Land Use Table Revisions.

This work session item postponed for a future work session in April.

3. **Adjourn Adjournment:** The meeting adjourned at 8:00 p.m.

Respectfully Submitted,



**Kary Serrano, Secretary; Weber
County Planning Commission**

DRAFT