

## GOVERNMENT INFORMATION

**Government:** Unincorporated Weber County  
**Reporting Date:** November 30, 2020

## GOVERNMENT CONTACT INFORMATION

**Commission Chair:** Gage Froerer [gfroerer@webercountyutah.gov](mailto:gfroerer@webercountyutah.gov)  
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## LINK TO MODERATE-INCOME HOUSING ELEMENTS:

Ogden Valley Planning Area:  
<http://www.webercountyutah.gov/planning/documents/Ogden%20Valley%20General%20Plan,%20Updated%20Nov%202019,%202019.pdf>

Last Amended **November 19, 2019** to update state-required moderate-income housing strategies

Western Weber Planning Area:  
<http://www.webercountyutah.gov/planning/documents/2003%20West%20Central%20Weber%20County%20General%20Plan%2011-19-19.pdf>

Last Amended **November 19, 2019** to update state-required moderate-income housing strategies

### **Annual Moderate-Income Housing Reporting Form DWS-HCD 899**

1. *State strategy municipality included in the moderate-income housing element of its general plan.*
2. *Please state the municipality's goal(s) associated with the strategy*
3. *What are the specific outcomes that the strategy intends to accomplish?*
4. *Please describe how the municipality has monitored its annual progress toward achieving the goal(s).*
5. *In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.*
  - a. *Identify the key tasks of each stage needed to accomplish the goal*
  - b. *Identify the primary parties that are responsible for completing the key tasks of each stage*
  - c. *Describe the resources that the municipality must allocate to complete the key task of each stage*
  - d. *State specific deadlines for completing the key tasks of each stage*
  - e. *Tasks completed so far, and their results*
  - f. *How is the municipality addressing results that deviate from the desired outcomes? What barriers has the municipality encountered during the course of implementation of said goals?*

See below for a narrative explaining each of the five reporting questions listed above for each of Weber County's Planning Areas (Ogden Valley Planning Area & Western Weber Planning Area).

## STRATEGIES

### Ogden Valley Planning Area

The following are the goals, principles, and implementation strategies documented in the Ogden Valley General Plan's Chapter 4: Housing. The paragraphs listed as "Implementation" are the implementation strategies referenced in item 1 on the DWS-HCD 899 Form. The paragraphs listed as "Goals" are the goals associated with the strategy, as references in item 2 on the DWS-HCD 899 Form. The *blue and italic text* identifies the outcomes that the strategy intends to accomplish, as referenced in item 3 on DWS-HCD 899 Form, which are already written into the plan. Please note that some of the desired "outcomes" are direct components of the strategy itself. The *red and italic text* is county-staff commentary regarding how the County has monitored the annual progress toward achieving the goals, as referenced in item 4 on the DWS-HCD 899 Form, or if the context dictates, regarding the objectives listed in item 5 on the DWS-HCD 899 Form.

With regards to item 5 on the DWS-HCD 899 Form:

- Sub-item a: This item asks for "key tasks of each stage needed to accomplish a goal". Key tasks are not specifically outlined for many of the goals of the Ogden Valley General Plan's Chapter 4: Housing. However, goals that do list specific tasks have them listed in the goal's language. See all goals listed below.
- Sub-item b: Unless specifically identified otherwise, the primary parties that are responsible for completing key tasks is the Planning Division in conjunction with planning commissions and the Weber County Commission.
- Sub-item c: For each of the goals listed below, resources required to implement the various strategies are first 1) Staff Time, and 2) Financial Resources.
- Sub-item d: As seen in the goals listed below, no specific timelines are set for key tasks of each stage.
- Sub-item e: Most goals identified below are ongoing and perpetual in nature. As such, there are few goals that can truly be considered "complete". That said, any tasks that are complete thus far are highlighted in **green text**.
- Sub-item f: As we have just recently adopted an updated moderate-income housing element of the Ogden Valley General Plan in 2019, this is the first year in which updated data has been collected and reporting has been drafted. As such, the County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.

**Moderate-Income Housing Goal 1:** A goal of Weber County is to support affordable homeownership and rental housing opportunities in Ogden Valley, and *maintain the quality of existing single-family housing stock*.

*The desired outcome of this principle and implementation strategies is to keep pace with housing needs as new development progresses, support the Weber Housing Authority in their efforts, and ensure that resort developers are providing appropriate housing for the number of employees they are generating.*

**Moderate-Income Housing Principle 1.1:** Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability.

**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*.

*Weber County continues to identify opportunities for a variety of housing types with new construction projects. As an unincorporated county, rural development is the bulk of what is being developed. However several efforts have been made to encourage mixed use development with the commercially zoned areas. Large strides have recently been made to develop village cluster plans for Old Town and New Town Eden. These village cluster plans call for a much higher density than the surrounding unincorporated rural areas. They also call for mixed use development that will pave the way for a variety of housing types in a traditionally rural single-family dwelling areas.*

*Weber County continues to enforce the existing development agreements with Powder Mountain and Snowbasin resorts to develop appropriate numbers of housing for employees. As development in these areas picks up, we will start to see more of these housing requirements kick in per their development agreements.*

*Weber County has spent the better part of 2020 working on an Accessory Dwelling Unit ordinance that would allow for ADUs to be permitted in all residential zones of the County. This ordinance has received positive recommendations from both the Ogden Valley Planning Commission and Western Weber Planning Commission. The ordinance is scheduled for County Commission consideration prior to the end of 2020.*

**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.

*Weber County has recently developed clustered subdivision ordinances that allow for both Cluster and PRUD subdivisions. These subdivisions allow for smaller lots clustered near utility connections to help bring development costs down and thereby the cost of new housing. These ordinances are popular with developers and home buyers as they allow for more affordable lots. The Old Town and New Town Eden village small area plans have been drafted and are currently being reviewed by the Ogden Valley Planning Commission and County Commission. A TDR program is also being drafted to facilitate the transfer of density into these village receiving areas. The end goal with these efforts is to cluster mixed-use development in the village areas, thus providing a mix of housing options while also preserving the rural agricultural land that is important to the community.*

**Moderate Income Housing Implementation 1.1.3:** 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*.

*The cluster and PRUD subdivision ordinances provide encouragement for housing to be developed near established utility connections, especially sewer connections. This helps bring down the cost of development, and reduces leap-frog style development.*

**Moderate-Income Housing Principle 1.2:** *Maintain the quality of existing single-family housing stock in Ogden Valley.*

**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.

**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.*

*Weber County has prioritized this principle for future implementation when resources and staff time become available.*

**Moderate-Income Housing Principle 1.3:** Track land use, housing, and the transition of land uses in Ogden Valley.

*The desired outcome of these principle and implementation strategies is to keep an eye on the condition of existing housing stock. This will then allow us to identify areas of immediate maintenance need.*

**Moderate Income Housing Implementation 1.3.1:** Establish a mechanism to track the condition of existing housing stock in Ogden Valley, including multifamily and single-family residences.

**Moderate Income Housing Implementation 1.3.2:** Conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in Ogden Valley.

**Moderate-Income Housing Implementation 1.3.3:** **Monitor market data and barriers over time** for all housing sectors to ensure prioritization and implementation to meet moderate-income housing plan compliance annually.

**Moderate-Income Housing Implementation 1.3.4:** Conduct a housing-barriers analysis as part of the annual update for compliance with the moderate-income housing plan. Coordinate this effort with the Weber Housing Authority.

*The County is able to track the mix of existing housing stock, along with the assessed values, through the County Assessor's Office. As such, staff does monitor market data and housing inventory annually as part of our moderate-income housing reporting requirements. However, tracking of housing condition of existing housing stock has been prioritized for a time in which staff time and resources become available.*

**Moderate-Income Housing Principle 1.4:** *Reduce the illegal short-term rental market's inflation of rental costs throughout the valley.*

**Moderate Income Housing Implementation 1.4.1:** Pursue robust and innovative enforcement mechanisms against owners of known illegal short-term rentals.

Weber County staff have spent the past 12 months researching STR regulation and enforcement, drafting regulation scenarios, and holding work sessions and public meetings with the Ogden Valley Planning Commission, Western Weber Planning Commission, and Weber County Commission. To-date, the Ogden Valley Planning Commission has provided the Weber County Commission with a recommendation on how they would prefer to address the STR regulation needs in the Ogden Valley. The Weber County Commission is scheduled to review this recommendation in January of 2021. Delays to the adoption of this more robust STR ordinance have been in regards to planning commission and planning staff's efforts to ensure STRs do not undermine ADU's ability to provide affordable housing.

## **Western Weber Planning Area**

The following are the goals, principles, and implementation strategies documented in the West Central Weber County General Plan's Appendix 1: Moderate-Income Housing Plan: West Central Unincorporated Weber County. The paragraphs listed as "Implementation" are the implementation strategies referenced in item 1 on the DWS-HCD 899 Form. The paragraphs listed as "Goals" or "Principles" are the goals associated with the strategy, as references in item 2 on the DWS-HCD 899 Form. The *blue and italic text* identifies the outcomes that the strategy intends to accomplish, as referenced in item 3 on DWS-HCD 899 Form, which are already written into the plan. Please note that some of the desired "outcomes" are direct components of the strategy itself. The *red and italic text* is county-staff commentary regarding how the County has monitored the annual progress toward achieving the goals, as referenced in item 4 on the DWS-HCD 899 Form, or if the context dictates, regarding the objectives listed in item 5 on the DWS-HCD 899 Form.

With regards to item 5 on the DWS-HCD 899 Form:

- Sub-item a: This item asks for "key tasks of each stage needed to accomplish a goal". Key tasks are not specifically outlined for many of the goals of the West Central Weber County General Plan's Appendix 1: Moderate-Income Housing Plan. However, goals that do list specific tasks have them listed in the goal's language. See all goals listed below.
- Sub-item b: Unless specifically identified otherwise, the primary parties that are responsible for completing key tasks is the Planning Division in conjunction with planning commissions and the Weber County Commission.
- Sub-item c: For each of the goals listed below, resources required to implement the various strategies are first 1) Staff Time, and 2) Financial Resources.
- Sub-item d: As seen in the goals listed below, no specific timelines are set for key tasks of each stage.
- Sub-item e: Most goals identified below are ongoing and perpetual in nature. As such, there are few goals that can truly be considered "complete". That said, any tasks that are complete thus far are highlighted in **green text**.
- Sub-item f: As we have just recently adopted an updated moderate-income housing element of the Ogden Valley General Plan in 2019, this is the first year in which updated data has been collected and reporting has been drafted. As such, the County will be reviewing the comparative data and identifying deviations from desired outcomes, and barriers encountered during this first year of implementation. Implementation of the goals listed below, as with all plans, has been met with the predictable barriers of available staff time, NIMBYism, and available financial resources.

**Moderate Income Housing Goal 1:** A goal of Weber County is to support affordable homeownership and rental housing opportunities in West Central Weber, and *maintain the quality of existing housing stock*.

*The desired outcome of this goal, principle, and implementation strategies is to keep pace with housing needs as new development progresses, support the Weber Housing Authority in their efforts, and develop ordinances that encourage and facilitate mixed housing types.*

*Weber County continues to identify opportunities for a variety of housing types with new construction projects. As an unincorporated county, rural development is the bulk of what is being developed. However several efforts have been made to encourage mixed use development with the commercially zoned areas. Progress has been*

*made this year, particularly near 12<sup>th</sup> street and 4700 West where a night watchmen's dwelling unit was recently approved to provide a small apartment to be integrated into a small convenience store, constituting a mixed use housing option in the only commercially zoned area of Western Weber County.*

**Principle 1.1:** Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability.

**Implementation 1.1.1:** 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.*

*Weber County has recently developed clustered subdivision ordinances that allow for both Cluster and PRUD subdivisions. These subdivisions allow for smaller lots clustered near utility connections, especially sewer, to help bring development costs down and thereby the cost of new housing. These ordinances are popular with developers and home buyers as they allow for more affordable lots and reduced leap-frog style development.*

**Implementation 1.1.2:** 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*; and *add accessory dwelling units as an allowed use in the zoning ordinance.*

*Staff continually looks for opportunities for partnership/support with the Weber Housing Authority.*

*Weber County has spent the better part of 2020 working on an Accessory Dwelling Unit ordinance that would allow for ADUs to be permitted in all residential zones of the County. This ordinance has received positive recommendations from both the Ogden Valley Planning Commission and Western Weber Planning Commission. The ordinance is scheduled for County Commission consideration in December of 2020.*

*Weber County has submitted an application for funds from the Wasatch Front Regional Council to develop a county-wide affordable housing plan in conjunction with the Weber Housing Authority.*

**Implementation 1.1.3:** *Develop cluster ordinances that will allow for mixed housing types in compact areas, while preserving significant open spaces.*

*Weber County has recently developed clustered ordinances that allow for both Cluster and PRUD subdivisions. These subdivisions allow for smaller lots clustered near utility connections, especially sewer, to help bring development costs down and thereby the cost of new housing. These ordinances are popular with developers and home buyers as they allow for more affordable lots and reduces leap-frog style development.*

**Moderate Income Housing Goal 2:** A goal of Weber County is to *provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in West Central Weber.*

**Principle 2.1:** Encourage residential development projects to incorporate a mix of housing sizes, types, and prices.



**Implementation 2.1.1:** *Revise Cluster Subdivision and PRUD ordinances to require a variety of housing types in developments projects larger than 10 acres.* Monitor this number and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and adjust the unit threshold as necessary.

*Weber County has implemented an updated cluster subdivision ordinance. However, staff has begun drafting amendments to the PRUD ordinance. The proposed amendments will include the requirement for developments larger than 10 acres to provide a variety of housing types. Bonus densities may be awarded for affordable housing components of new developments under the proposed language.*

**Implementation 2.1.2:** *Incorporation of Residential Dwelling Units (RDUs) within village and/or commercial centers.* This would encourage mixed-use development in which street level retail/commercial space would reserve residential uses on upper levels. This style of development would lend itself to affordable housing prices while also locating moderate-income households within walkable distances to neighborhood amenities within the village/commercial areas.

*Weber County has prioritized this principle for future implementation when resources and staff time become available. That said, approximately 40 acres of land near 12<sup>th</sup> street and 4700 West were recently rezoned for commercial use paving the way for mixed use housing with future commercial development in the area.*

**Principle 2.2:** *Manage accessory dwelling units (ADUs) to allow for affordable housing opportunities without increasing the overall impact of residential development in West Central Weber County.* Require one development unit for each authorized ADU.

**Implementation 2.2.1:** Review current County ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning.

*Weber County has spent the better part of 2020 working on an Accessory Dwelling Unit ordinance that would allow for ADUs to be permitted in all residential zones of the County. This ordinance has received positive recommendations from both the Ogden Valley Planning Commission and Western Weber Planning Commission. The ordinance is scheduled for County Commission consideration in December of 2020.*

**Moderate Income Housing Goal 3:** *Maintain the quality of existing single family housing stock and affordable homeownership opportunities.*

**Implementation 3.1:** facilitate a mix of new construction in keeping with neighborhood design standards and community sustainability; support the Weber Housing Authority in re-establishing an emergency home repair program to assist in housing maintenance for moderate to low income home owners.

*Weber County has prioritized this principle for future implementation when resources and staff time become available.*



**Moderate Income Housing Goal 4:** *Maintain the quality of existing multi-family housing stock and affordable rental housing opportunities.*

**Implementation 4.1:** facilitate a mix of new construction in keeping with neighborhood design standards and community sustainability; encourage the development of urban housing development in commercial centers; *develop cluster and commercial center ordinances that will allow for mixed type of housing choices in compact areas* consistent with the General Plan locations to *preserve the remaining agricultural lands and open spaces* and *develop and adopt design standards for commercial center and mixed use communities.*

*Weber County has recently developed clustered subdivision ordinances that allow for both Cluster and PRUD subdivisions. These subdivisions allow for smaller lots clustered near utility connections, especially sewer, to help bring development costs down and thereby the cost of new housing. These ordinances are popular with developers and home buyers as they allow for more affordable lots and reduces leap-frog style development.*

**Moderate Income Housing Goal 5:** *Provide housing choices in neighborhoods that will allow residents to live in the same neighborhood for their entire life-cycle.*

**Implementation 5.1:** 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 and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.*

*Staff continually looks for opportunities for partnership/support with the Weber Housing Authority.*

*Weber County has spent the better part of 2020 working on an Accessory Dwelling Unit ordinance that would allow for ADUs to be permitted in all residential zones of the County. This ordinance has received positive recommendations from both the Ogden Valley Planning Commission and Western Weber Planning Commission. The ordinance is scheduled for County Commission consideration in December of 2020.*

**Moderate Income Housing Goal 6:** Update and or put in place the necessary tools enabling the community to track the: 1) mix of existing housing stock, 2) the condition of existing housing stock, 3) delivery of existing housing education made available to the public, 4) the availability of local resources enabling single and multi – family rehabilitation and or new construction which facilitates access and affordability for special needs populations.

**Implementation 6.1:** maintain land use inventory maps and analysis to track land use and housing and the transitioning of various land uses; establish a mechanism to track housing condition of the existing housing stock, including multi-family and single family residences and conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in unincorporated Weber County.

*The desired outcome of this goal and implementation strategy is to keep an eye on the condition of existing housing stock. This will then allow us to identify areas of immediate maintenance need.*

*The County is able to track the mix of existing housing stock, along with the assessed values, through the County Assessor's Office. As such, staff does monitor market data and housing inventory annually as part of our moderate-income housing reporting requirements. However, tracking of housing condition of existing housing stock has been prioritized for a time in which staff time and resources become available.*

**Moderate Income Housing Goal 7:** **Seek to monitor market data and barriers over time** for all housing sectors to assure prioritization and implementation in keeping with moderate income housing plan compliance every two years.

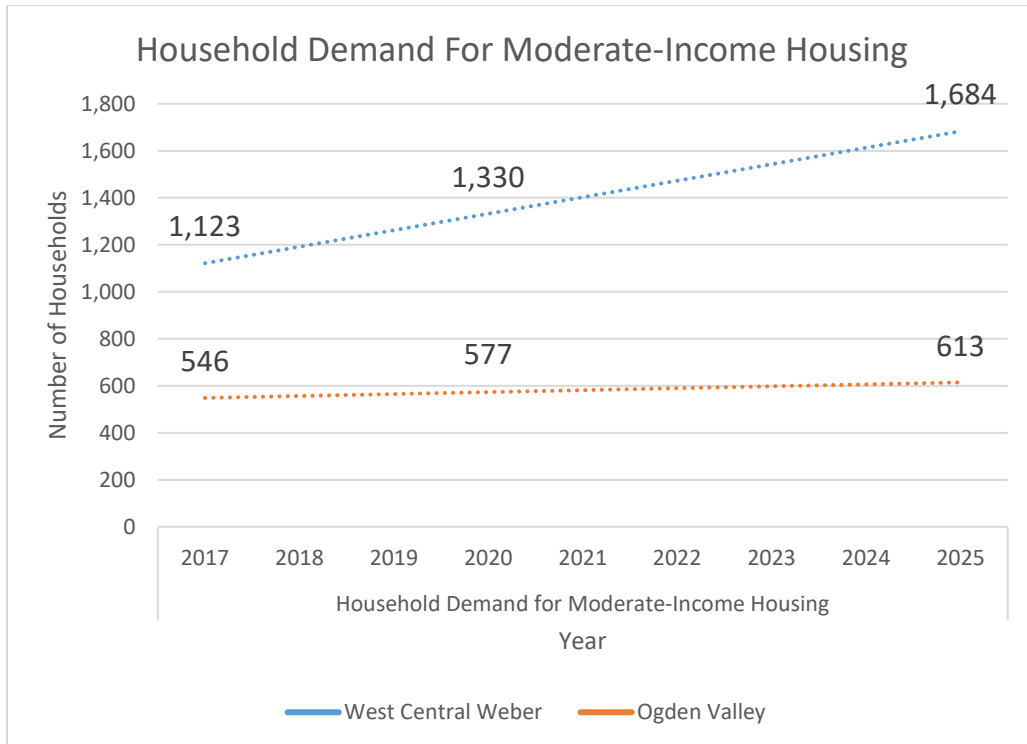
**Implementation 7.1:** conduct a housing barriers analysis as part of the two year update of the moderate income housing plan. Coordinate this effort with the Weber Housing Authority.

*The desired outcome of this goal and implementation strategy is to keep an eye on the housing stock and housing market conditions and barriers. This will then allow us to identify areas of improvement and potential partnership/support with the Weber Housing Authority.*

*Staff monitors market data and barriers annually as part of our moderate-income housing reporting requirements. Staff continually looks for opportunities for partnership/support with the Weber Housing Authority.*

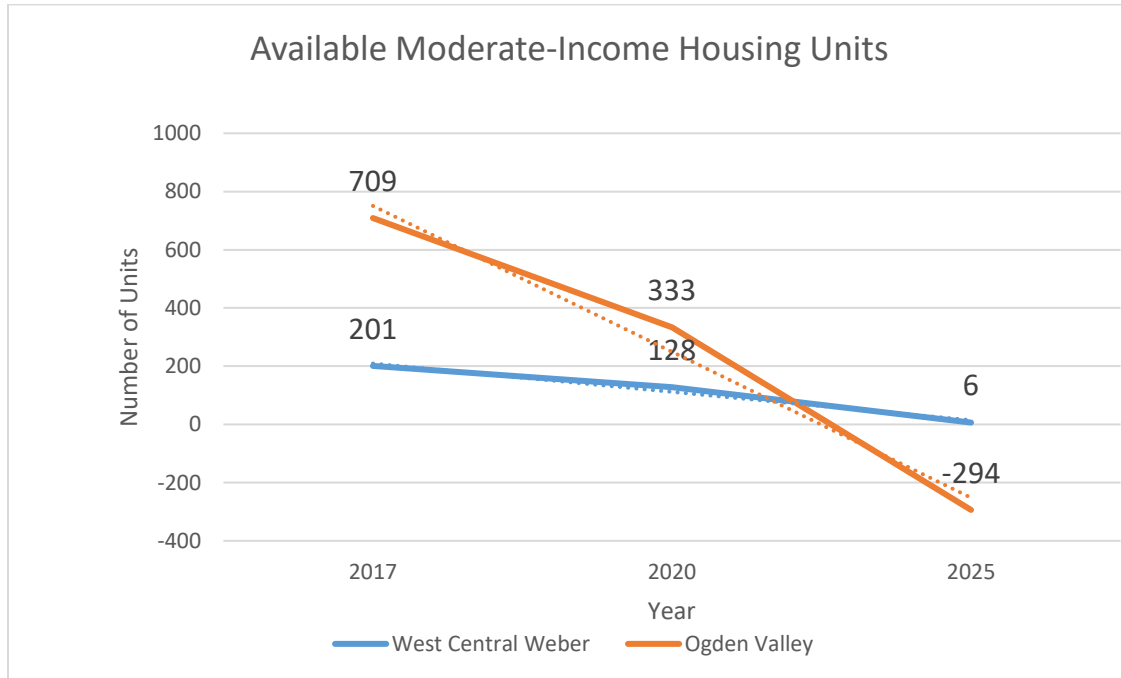
## **Estimate of Moderate-Income Housing Needs (Demand)**

Planning Area	Number of Households at or below 80% of County's Adjusted Median Income	
	<b>2020 (Projected)</b>	<b>2025 (Projected)</b>
Ogden Valley	546	613
Western Weber	1,123	1,684



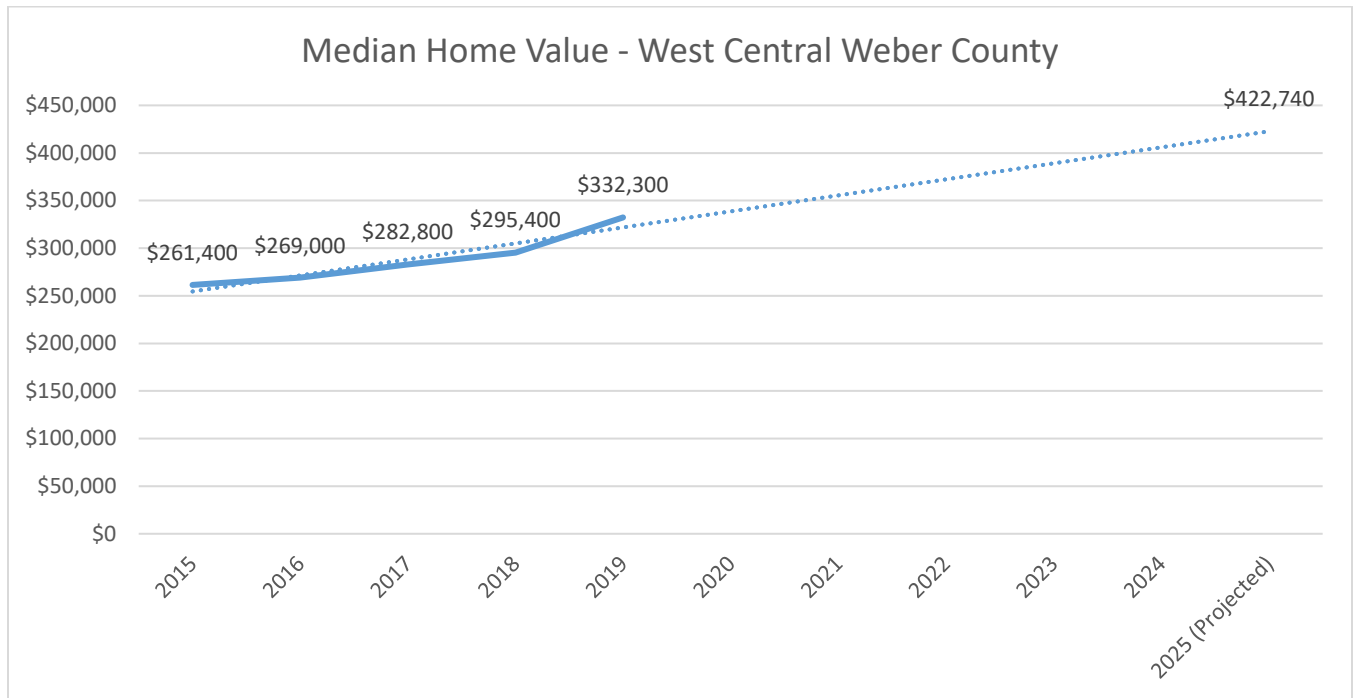
## Housing Stock (Supply)

Planning Area	Available Moderate-Income Housing Units		
	2017	2020	2025 (Projected)
Ogden Valley	709	333	-294
Western Weber	201	128	6

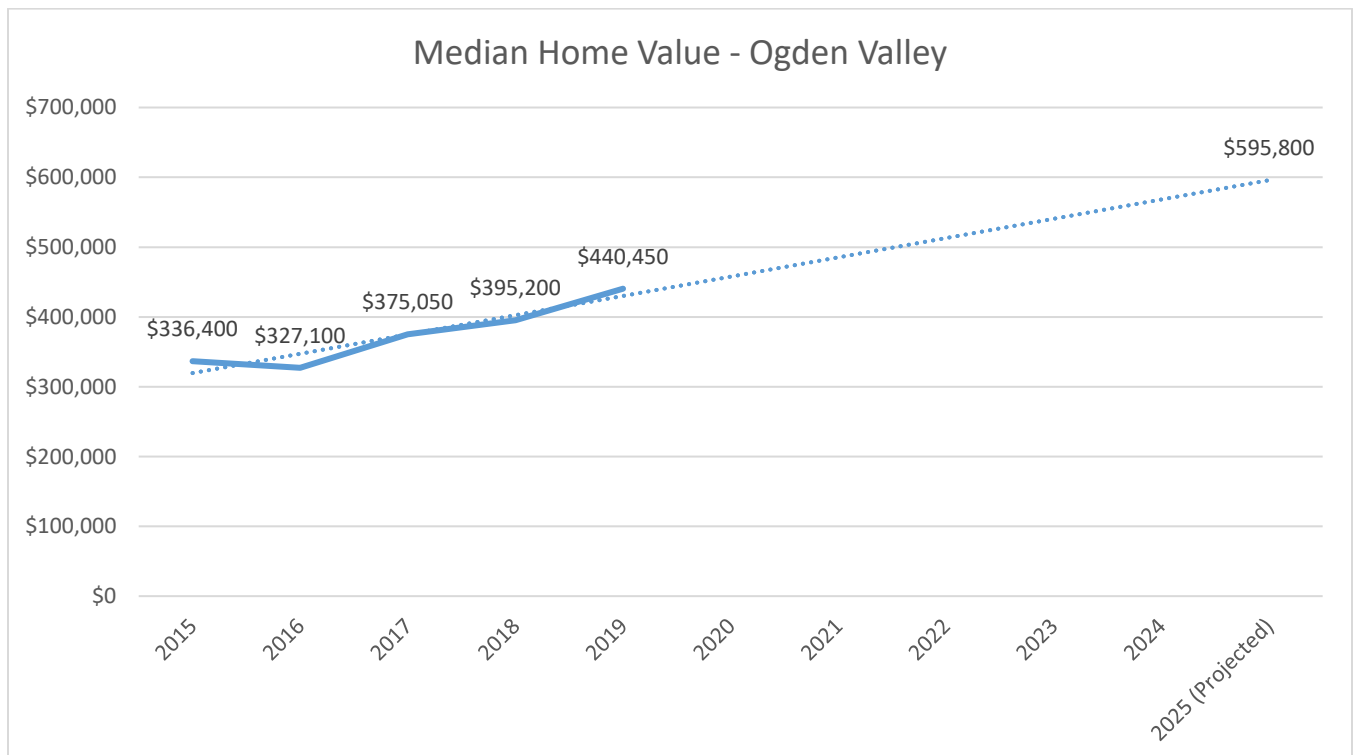


## Projected Median Housing Costs

Western Weber Planning Area:



Ogden Valley Planning Area:



## Projected Median household Income

Percent of Annual Area Median Income (AMI)	2017			2020 Projected			2025 Projected		
	Annual Income	Max Monthly Housing Budget (28 Percent Monthly Income)	Purchase Power	Annual Income	Max Monthly Housing Budget (28 Percent Monthly Income)	Purchase Power	Annual Income	Max Monthly Housing Budget (28 Percent Monthly Income)	Purchase Power
100% AMI	\$62,036	\$1,448	\$303,200	\$62,836	\$1,466	\$307,100	\$67,511	\$1,575	\$329,900
80% AMI	\$49,629	\$1,158	\$242,500	\$50,269	\$1,173	\$245,600	\$54,009	\$1,260	\$264,000
50% AMI	\$31,018	\$724	\$151,600	\$31,418	\$733	\$153,500	\$33,756	\$788	\$165,000
30% AMI	\$18,611	\$434	\$9,100	\$18,851	\$440	\$92,100	\$20,253	\$473	\$99,000

\*Assumes a 30-year mortgage at 4% interest.

**\$245,600** represents the current (2020) purchase power of a household earning an income of \$50,269 (80% AMI as projected for 2020)