

Minutes of the Work Session of the Ogden Valley Planning Commission for August 3, 2021. To join the meeting, please navigate to the following weblink at, <https://us02web.zoom.us/j/82636010942>, the time of the meeting, commencing at 5:00 p.m.

Ogden Valley Planning Commissioners Present: John Lewis, Chair; Shanna Francis, Vice Chair; Commissioners John (Jack) Howell, Trevor Shuman, and Justin Torman.

Absent/Excused: Commissioners Jeff Burton and Ron Lackey

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Scott Perkes, Planner; Courtlan Erickson, Legal Counsel; Marta Borchert, Office Specialist.

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

Chair Lewis asked if anyone had any ex parte communication or conflict of interest to declare. No disclosures were made.

1. Approval of Minutes for June 8, 2021.

Vice Chair Francis moved to approve the minutes of the June 8, 2021 meeting as presented. Chair Lewis declared the minutes as approved and directed they be entered into the public record.

2. Public Comment for Items not on the Agenda

Deb (no last name provided) referenced the work session item relating to Eden Area Plans; she asked for information about certain land uses that are being considered in the Eden Area. Chair Lewis directed the speaker to reach out to Planner Burton to get the information she is seeking. Mr. Burton noted he will provide the speaker with his contact information and make himself available to answer questions she has about permitted uses.

3. Remarks from Planning Commissioners

There were no Planning Commission remarks.

4. Planning Director Report

Planning Director Grover indicated he had nothing to report.

5. Remarks from Legal Counsel

Mr. Erickson indicated he had nothing to report.

WS1: Discussion of Eden Area Plans.

Principal Planner Ewert and Planner Burton used the aid of a PowerPoint presentation to facilitate discussion among the Commission regarding Eden Area plans; the purpose of these types of discussions is to consider the current conditions in Eden and contrast those with future planning and zoning concepts for the area. There was initially a focus on the "Old Town" Eden area, but it is necessary to expand that focus to other areas of Eden, including the busier area around the four-way stop sign in the town. A few years ago, the County enlisted the help of students at Utah State University to provide a conceptual plan for Eden at build-out; the plan was very helpful, but one component of that plan that was concerning to residents was the possible increase in density of the area and how the impacts associated with that density would be handled. At this point in time, the County simply needs to be mindful of utilizing tools that will help to shape quality development of the area, rather than placing itself in a position of encouraging development. The Ogden Valley General Plan dictates that future growth will be limited according to the density available to property owners based on their existing land rights. Existing rights could produce a potential build-out of 14,000 to

15,000 dwelling units on the valley floor; this is a dramatic increase given that there are approximately 5,000 dwelling units at present. The General Plan was last updated in 2016 and during that process, there was a great deal of contention about where the additional dwelling units should be located and what improvements would be necessary to serve the growth. The Plan should provide guidance for where growth should occur, the areas of open space in the valley that should be preserved, and the introduction of increased commercial uses. The County can either be 'heavy handed' or 'light handed' in its guidance of growth in the Eden area and Mr. Ewert discussed mechanisms that could be used in either approach; he suggested that a moderate approach be used to guide growth as it is important to be mindful of the impact that dramatic growth can have on existing residents, infrastructure, and the character of the area. He suggested that a reasonable approach would be to indicate that property owners can build 50 percent of their density rights on site, but the other 50 percent would need to be sold to a developer that would build in a village area. This can be accomplished through the mechanism of transferrable development rights (TDRs) and Mr. Ewert noted that Planning staff is working on a draft ordinance that would govern TDRs. He then discussed the buildout of the area around the four-way stop intersection in Eden; Planning staff is working on an ordinance that would create a 'Village Zone' for the Eden area and it is necessary to consider the types of land uses permitted in the zone, design standards, and the public improvements that will be part of development. The goal is to have the Village Zone adopted by the end of this year and that it will include the option to use TDRs; village areas will be able to receive development rights that would be transferred from properties on the valley floor. He presented a map of the valley and stated that as part of creating an Eden area plan, it will be necessary to clearly define the Eden boundaries for the plan, similar to what has been done for other area plans in the valley. He then utilized an aerial image of the Eden area to identify significant parcels of property and their ownership as well as to use layering tools to facilitate discussion of uses that may be appropriate for certain parcels; staff believes it would be best to create areas of automobile-oriented developments as well as pedestrian oriented developments. Euclidian zoning can be used to develop a conceptual plan; this would entail creating multiple polygons in the plan area and identify permitted uses and lot sizes in each of the polygons. However, a design or form oriented zoning method is more appropriate and suitable for this area; in a form-based code, there is a greater focus on public spaces, and more specifically, streets. Street design standards can include sidewalk specifications, multi-use pathways, street trees, signage standards, and on-street parking (angled or street side). This makes it possible to reduce the regulations on buildings fronting the street and uses located in the buildings. He then presented two different renderings that illustrate the difference between Euclidian zoning and form-based zoning; it is best to put a plan in place well in advance of significant growth/development and to also complete vital infrastructure projects that will eliminate barriers to that growth. The conceptual growth plans encompass the buildout potential for the area, which could take up to 30 years; it is important to communicate to residents that this is not a plan that will be realized in the near future. Transportation improvements will be necessary to accommodate increased traffic volume associated with growth and Mr. Ewert identified areas that for which traffic signals or roundabouts would be appropriate; the four-way stop intersection near the Maverik gas station already warrants a signal and the Utah Department of Transportation (UDOT) has indicated they will install the signal, unless the County wants to pursue a roundabout at the intersection. The County must formalize its roundabout plans in order to partner with UDOT on that project; if that is not done soon, UDOT will proceed with a traditional traffic signal. Roundabouts are not appropriate for all intersections because they are not entirely pedestrian friendly; however, they do provide free flow of traffic, and this is important in high traffic areas. This area should be vehicle oriented rather than pedestrian oriented. In other areas of Eden where pedestrian oriented development is preferred, intersections will be managed by stop signs and other traffic calming measures rather than roundabouts. Staff also envisions walking paths throughout the community, as well as other community gathering spaces, such as a community garden.

Mr. Burton then presented possible ordinance language that would allow overlay zoning on top of commercial zoning in the Eden areas; the goal would be to allow certain areas to develop in a way that preserves existing character of the area while integrating newer uses into that character. A steering committee charged with making proposals for the area has helped to develop sample ordinance language aimed at regulating commercial or village areas in the Eden area; the first area of focus is public streets, and the committee recommends the following:

- Traffic calming design
 - Narrower lanes.
 - "Bulb-outs" at intersections and crosswalks.
 - Decorative median separator at intersections and crosswalks.
- Safe bike lane with minimal conflict with vehicles.
- Wide sidewalks at building frontage for pedestrians, street art, wayfinding, sidewalks sales, and outdoor dining.
- Multi-use pathway on Park-side of street.
- Street trees.
- Signage standards that increase visibility of signs through treed areas (projections from building).

- Street-side angled parking.
- Walkable and inviting to pedestrians.
- Pedestrian connectivity for all businesses.
- Obvious and safe street crossings.
- Decorative street furniture and plantings.
- Four way stops at main intersection(s).

Mr. Burton provided several layered renderings to illustrate a public street project that would incorporate the many elements recommended by the steering committee. Relative to building fronts in public spaces, the committee emphasized a desire to preserve the history mine-town architecture of the area present from the late 1880's to the early 1910's; this includes buildings no more than two stories in height, with retail, a restaurant, or exhibit at the ground level and residential or office space on the second level. Boardwalks with rustic timbers are acceptable but not required and a diversity in building design is preferred, but balance with features germane to a cohesive mine-town is important. The committee also supports a small community amphitheater, concession areas, a horse arena, sports fields, utilization of irrigation ditches as a water feature, and a wondering path with power outlets near benches. Phasing of these types of improvements is vital and it is important to identify short- and long-term goals; the focus should be on the center of the plan area, fanning outwards. The committee desires a focus on the areas to the north and west of the existing park before the east and south sides and that one phase be built out before transitioning to the next phase.

Mr. Ewert then presented several images, with added layers, to illustrate the recommendations of the steering committee; this included surface treatments, walking paths, landscaping features, on-street parking options, new buildings mixed into existing development, and outdoor gathering areas.

Mr. Burton then introduced a sample ordinance for form-based regulation of the types of development that are being discussed for Eden; he facilitated high level review of lot standards, building/design standards, right-of-way requirements, and public spaces. Staff has also developed a draft Old Town Eden Village Area Phasing Plan for consideration. Phase one includes buildings at street front on both sides of right of way, except on park property, two story buildings at intersections and one-story buildings elsewhere. Phase two includes buildings at street front on both sides of right of way, except on park property, with one story buildings. And, phase three includes buildings at street front on both sides of right of way with one story buildings. Development metrics should be created to communicate conditions that will trigger the next phase.

Mr. Ewert then shifted discussion back to the concept of TDRs; the Commission engaged in high level discussion of planned transportation improvements intended to handle the increased growth that could be spurred by TDR actions in the valley, plans of other stakeholders (such as the U.S. Forest Service) to secure their properties in the crowd management vein, and viable layout of areas planned for commercial development including maximum speed limits on roads travelling through the village areas.

Chair Lewis thanked staff and the Commission for their participation and input tonight and declared the meeting adjourned.

Meeting Adjourned: The meeting adjourned at 8:08 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission