

July 19-2022 Minutes

Minutes for Western Weber Planning Commission meeting of July 19, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

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

Pledge of Allegiance

Staff Present: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; Liam Keogh, Legal Counsel; Marta Borchert, Planner Tech-Secretary

1. Minutes: June 14, 2022 Approved with minor change

2. Legislative Items

2.1 GPA2021-02: Western Weber General Plan Proposal: A public hearing, deliberation, and possible recommendation for the proposed update to the Western Weber General Plan. **Presenter: Charlie Ewert**

Great effort was made to include public input for this project. We have had many meeting, open houses and public hearing to get that input.

Town Hall

West Central Scenarios Open House

Uintah Highlands Open House

West Central Follow-up Open House

Planning Commission Work Sessions, with public involvement

The Western Weber Planning Area is all of the unincorporated areas west of the ridge of the Wasatch Mountains, excluding Ogden Canyon. The Western Weber Planning Commission is the planning commission that serves the area.

Utah State Code requires the preparation and adoption of a general plan. Further, it requires the plan to be prepared by the planning commission, then forwarded to the County Commission for review and adoption. A general plan is not intended to be mandatory, and is not a land use law like zoning or development regulations. Instead, the plan is an advisory document intended to help county leadership in their decision making responsibilities. The plan helps guide the creation of ordinances and programs that should be implemented to guide population growth toward a common set of goals; and, because changes over time are often affected by the little day-to-day decisions, the plan also offers a lens through which incremental decisions should be viewed.

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The Western Weber Planning Area is primarily populated in two general sub-areas. The Uintah Highlands is an unincorporated area that is south of Ogden City incorporated limits and east of South Ogden City incorporated limits. The unincorporated area west of the urbanized Wasatch Front, identified throughout this document as West Central Weber, has the greatest contiguous unincorporated acreage and is predominantly rural at this time. The remaining unincorporated area west of the Wasatch ridge, usually referred to as unincorporated islands, are peppered throughout the incorporated areas.

Community Character**Vision**

Vision: While many residents acknowledge that growth is inevitable, there is a clear desire for it to be carefully and deliberately designed in a manner that preserves, complements, and pays tribute to the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that provide for the living, working, and playing needs of the growing community.

Land Use:

Vision: Guide and encourage land uses to be organized in a manner that supports the creation of community and enhances the community's character. Provide a wide range of land use options, each in their own appropriate areas and contexts, so that existing and future occupants of the area can enjoy a self-sustaining social and economic environment. The focus should not only be on the utility of land uses and infrastructure, but also on their aesthetics. Carefully shaping beautiful neighborhoods using proven methods of lasting value will provide for a future community that can prevail over the rise and fall of temporary rolling economic, social, and design trends.

Demographics and Housing

Vision: The residents of the Western Weber Planning Area recognize that housing attainability is essential to the stability of sustainable communities. Residents want housing options that provide for the housing needs and desires of a diverse, vibrant, and inclusive population. Residents recognize that current housing options and supply are so constrained that housing affordability is becoming unattainable for newer families that are less economically established, as well as the aging population that might be on fixed incomes. Housing choices should be attainable for people at various incomes, ages, and stages of life. Locating higher housing densities in close proximity to walkable village areas and better transportation options will help secure access to opportunities for many, and providing other areas in which medium and large-lot single-family neighborhoods can organically evolve will provide for the rest

Transportation

The Western Weber transportation network will serve and reinforce the land use and community character vision for the area, supporting careful and deliberate growth while preserving and complementing the area's agricultural places. To create this balance, the envisioned transportation network will emphasize compact and orderly growth, matching available infrastructure. It will serve the growing communities' need to access the region through a series of multi-modal corridors connecting the Western Weber area to the rest of the Wasatch Front. The transportation network vision emphasizes the connectivity of streets at all levels, reducing overdependence on a select few corridors. An associated part of this connectivity is strategically crossing the barriers of railroads and the Weber River. Finally, the vision seeks to create opportunities for residents to use other transportation modes besides driving by supporting compact communities and designing streets on a human scale

Parks & Recreation

Western Weber desires a parks and recreation system that meets the diverse needs of existing and future generations of residents and which builds upon the unique natural setting and features such as the Weber River and the Great Salt Lake shorelines. The future parks and recreation system is envisioned to encompass a range of developed and natural parks, open space corridors and preserved natural lands that serve local, community and regional park needs. An "emerald necklace" of interconnected and unified trails, trailheads and parks is desired that will establish the Western Weber area as one of the premiere recreation locations in the region that is fully connected with other recreational, educational civic and commercial destinations in Weber County and the region beyond

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Utilities & Services

Western Weber County desires adequate utilities and public services that provide for the current and long-term needs of the community. Weber County, other utility and services providers will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

Environment & Resource Management

The county desires to protect and plan for the appropriate management of valuable public resources within its jurisdiction. The five-core resources identified as having greatest importance are recreation and tourism, water quality and hydrology, water rights, land use, and agriculture, however the county recognizes the many other resources of environmental, human, and economic significance, and desires the appropriate management of all resources to provide for the betterment of its residents as well as the residents of the state

Weber County Islands

Unincorporated islands throughout Weber County should be annexed into an adjacent city for the more equitable provision of municipal services.

Chair Favero wants to thank Charlie Ewert for all his hard work and diligence on this project-General Plan.

Bren Edwards motions to open to a Public Hearing, Sarah Wichern seconds the motion. Motion passes 7-0

Public Hearing

Brad Blanch 736 S 4700 W West Weber, I like the general plan. It allows land owners to develop in an orderly manner. They want us to have secondary water. There is no infrastructure for secondary water. We can't develop that fast because there is not that much secondary water. Many people were complaining about growth, saying that we don't want growth. Roads, I can't do roads without massive storm drains, curb, gutter and sidewalk. The county does not want private roads. I can't get a low impact 50 foot wide road. Finally, I hope that you adopt this, so other land owners can have a better experience than me.

Roger Heslop 1657 S 4700 W, Ogden. I would like to thank the commissioners, thank Charlie for the effort in pushing and promoting parks. I will probably not be around to see the benefits of this plan, but my grandchildren and great grandchildren will. We should bring code up to date to match this plan, so we can benefit from this plan.

Tyler Brenchley 1718 Pegiargio, Ogden. My partner and I own a 10 acre parcel. It is agriculture open space. It looks like on this map that it is listed as a park. I don't know if that is true or accurate. Are we going to have any ability to ask for a rezone? Everything around us is being allowed to submit to a rezone. We are more than willing and happy to work with the community to provide park space and be a blessing to our community around us. Is it possible to ask about that now? Commissioner Favero says that he probably would not be able to ask that now. Mr Brenchley states that asking them for more than 30% is a hardship to them. We are happy to work with them, but we are curious as to what our actual zoning will be.

MaryAnn Wright 6215 S 2400 E Uinta Highlands. My concerns for the plan is that there is a plan for future roadways that goes through 3 property owners property-yards. This includes my property and 2 of my neighbors. This is the first that I have heard about that and was wondering if someone could speak to that.

Pat Burns 1507. I just wanted to say that you guys have put in a lot of work. It has been impressive to me how many hundreds and hundreds of hours that have been put into this plan.

Bill Davis 7598 W 900 S Ogden. I have a concern about parks. How are we going to pay for all these parks? Will they actually be utilized? We taxed, taxed, and taxed. I don't know how much more burden the public can stand. My other thing is that every time we build a road, we have to put a bicycle lane in. When I drive my car, I have to buy a license and pay taxes. Bicycle get a free ride.

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Jill Hipwell 585 S 3600 W Ogden. I want to thank you. Four years ago I would not have looked at anything in a smaller subdivision. Thank you for all your hour on this plan.

Gene Atkinson 4413 W 400 S Ogden. Thank you to staff and Commissioners. I was on the planning commission when the last general plan was set. This is a great product, a great comparison. I appreciate the quality of it. We are not all going to agree on everything. We have a few differences, but I would recommend that we go forward.

Wayne Andreotti moved to close the Public Hearing. All voted in favor 7-0 to close the Public Hearing.

Commissioner Favero thanks everyone for being there and for your participation. We have put out a good product and done our best to bring it to the community. Thank you for your comments. Charlie I will let you address some of those comments and we will move from there.

Charlie Ewert states first let's address the question about open space. There are still things that are not updated on all the maps. The cluster subdivisions all have open space for park dedication. That will not change. Open spaces need to stay open and not be developed. Future roadway in the Uinta Highland area-The county usually only builds roads when there is an overwhelming public benefit. Most roads are built by developers. So if there is a parcel of land that might be developed in the future-so when and if those land owners decide to develop, that is the alignment of the road connection. In Uinta one of the biggest challenges is connectivity. Let's address--Parks and how to pay for them. It would be through development dollars. We have a baseline for where the parks need to go. The intention is not for the current residents to pay for the parks, but for the new residents to help pay for them with the developers. About bikes, they idea of a road tax for bicycles has been floated at the Legislature, but that is a Legislative decision. A State of Utah tax decision.

Commissioner Wichern says Thanks to Charlie. I am from Uinta Highlands and Charlie explained very well the road process. About parks, as residents of unincorporated Weber County, we use city parks all the time. We benefit from lower taxes because of that. We are currently not paying a tax for parks. We might need to in the future-just like the city parks are that we use. With smart growth, we should be able to limit taxes.

Wayne Andreotti states that planning is about trying to embrace the future and change. Change is here. One thing about participating is that you learn how the system works. We want sustainable communities. Thank you to Charlie for the great presentation. Thank you to the community that has participated. This is your place too.

Bren Edwards says that he would like to thank everyone for being here. Things are not going to change tomorrow. They still have to rezone and go through the process. We will have to look at each site individually. We need to update codes, zones and ordinances before we go forward to support this plan.

Chair Favero states that this is a plan. It is an expectation.

Chair Favero asks for a motion. Commissioner Edwards motions to forward the Western Weber Area General Plan on to the County Commission with a positive recommendation with a few conditions. 1. Give the latitude to planning staff to go through and make grammatical and clarifications in this plan as long as it doesn't the intent of what we have set forth in front of us today. 2. Strive to the County Commission that they should not implement any part of this until we can implement the code to back this up so that it is done right. We have taken well over a year in this and some of us has been a part of this for 4 years. To get this to where it is today. I just want to make sure that we roll it out correctly. I would like to amend condition 2-That we work with the County Commission and planning staff to update applicable codes to fit the new general plan.

Motion is seconded by Casey Neville. There was a roll call vote with all commissioners voting aye. Motion passes 7-0.

1. Public Comment for Items not on the Agenda: None

2. Remarks from Planning Commissioners: Commissioners says thank you to staff for all the hard work.

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3. **Planning Director Report:** We appreciate all that you guys do.

4. **Remarks from Legal Counsel:** No comments.

Motion to adjourn by Commissioner Edwards. Motion passed 7-0.

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist

The regular meeting will be held in the Weber County Commission Chambers, Break -Out Room, 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 801-399-8371 before the meeting if you have questions or comments regarding an item.

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