

1/18/2023

Minutes for Western Weber Planning Commission meeting of January 18, 2023, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Andrew Favero, Jed McCormick, Casey Neville, Wayne Andreotti, Sarah Wichern. Bren Edwards **Excused:** Cami Clontz

Pledge of Allegiance

Staff Present: Rick Grover, Director; Charlie Ewert, Principal Planner; Bill Cobabe, Planner; Liam Keogh, Attorney; June Nelson, Secretary

1. Minutes: January 10, 2023 -APPROVED

Petitions, Applications, and Public Hearings:

2. Legislative items:

2.1 GPA 2022-03: An amendment to the Western Weber General Plan adding an addendum to the General Plan addressing Moderate Income Housing reporting requirements per HB 462. Copies of the proposed addendum can be found at the following link: <https://frontier.co.weber.ut.us/p/Project/Index/17464> **Planner: Bill Cobabe**

HB 463 requires cities and counties in Utah to adopt a Moderate Income Housing plan that addresses strategies as outlined in State Code. Staff went through the existing General Plans for Western Weber and Ogden Valley and pulled out those portions of the respective General Plans to prepare a reporting document to report to the State. These strategies must be adopted with implantation plans that show goals and targets that can be used to demonstrate progress towards completion of the plans and adopted strategies. That document is attached as Exhibit A.

In the 2022 legislative session, the Utah State Legislature passed HB 462, changing the reporting requirements for Moderate Income Housing elements of the County's General Plan. This includes choosing a minimum of three strategies chosen from the approved list and providing implementation plans that enable action on these strategies. Weber County has adopted General Plans for the Ogden Valley (OVGP) and West Weber (WWGP) planning areas which need to be amended to reflect these changes and requirements. The amendment considered the portions of the plan that are already adopted and made the modifications and connections necessary to bring it into compliance with State Code. The following represents the strategies and implementation plans that best fit the elements already adopted by the County, which the County hereby adopts as an addendum to the General Plan Moderate Income Housing Element:

- 1) (A) rezone for densities necessary to facilitate the production of moderate income housing;**
- 2) (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;**
- 3) (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;**
- 4) (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;**
- 5) (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones, commercial centers, or employment centers;**
- 6) (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;**
- 7) (M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing.**

Approved_____

WESTERN WEBER PLANNING COMMISSION

- 8) (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing; and,
- 9) (S) create a program to transfer development rights for moderate income housing.
- 10)(V) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.
- 11)(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80 percent of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10 percent or more of new residential development in a residential zone be dedicated to moderate income housing

Director Grover stated that we are going after infrastructure to support new growth. We are looking at more multi-family housing. Commissioner Andreotti asked what the average lot impact fee was. Mr Grover stated that we have a fire impact fee. Possible park impact fee, but no other. Chair Edwards states that the developer pays the water rights impact fees. Commissioner Wichern says that we can make smaller lots, lower impact on the infrastructure. The developers will still sale at market rate. Bill Cobabe states that there are incentives to get the developers to build and market affordable housing. There are government programs that are available to help with funding.

Motion to open public hearing made by Andrew Favero. Seconded by Wayne Andreotti. Motion passes 6-0
No Public comments
Motion to close public hearing made by Andrew Favero. Seconded by Jed McCormick. Motion passes 6-0

There was no further discussion. Chair Edwards asked for a motion. Andrew Favero motioned to pass the recommendation as stated in the staff report. Motion was seconded by Jed McCormick.

Staff recommends that the Planning Commission offers a positive recommendation to the County Commission for file GPA 2022-03, amending the adopted General Plan and adding Addendum 1, as shown in Exhibit A;

The recommendation is supportable with the following findings:

- 1. **The proposals will meet the anticipated needs and goals outlined in the General Plan;**
- 2. **The proposals reflect the requirements of State Code;**
- 3. **The proposals demonstrate a continued orderly progression to development in the area; and,**
- 4. **The proposals are in the best interest of the health, safety, and welfare of the general public.**

Motion passed 6-0

3. Public Comment for Items not on the Agenda: none

4. Remarks from Planning Commissioners: Commissioner Neville welcomed Bren Edwards as the new Chair and Andrew Favero as the new Vice-Chair.

5. Planning Director Report: Director Grover stated that the Utah State Legislature is looking at streamlining subdivision legislature. Commissioner Froerer would like the County to be a model of this legislation. Commissioner Wichern says that sometimes we see a preliminary, but final is different—sometimes there are details that don't seem to match the original plan. Chair Edwards states that we are bound by the ordinance. Public comments can be frustrating, since we still have to abide by the codes and ordinance. If it meets

the ordinance, it passes regardless of the public input.

6. Remarks from Legal Counsel: None
Adjourn to Work Session

WS1 West Weber 4700 Form Base Zoning Ordinance **Planner: Charlie Ewert**
WS2 General Plan implementation code amendments **Planner: Charlie Ewert**

Work session 1 was not discussed at this meeting. It will be added to a later Work Session.

Adjourn

Respectfully Submitted,
June Nelson
Lead Office Specialist