

# Planting Cities in Ag Country

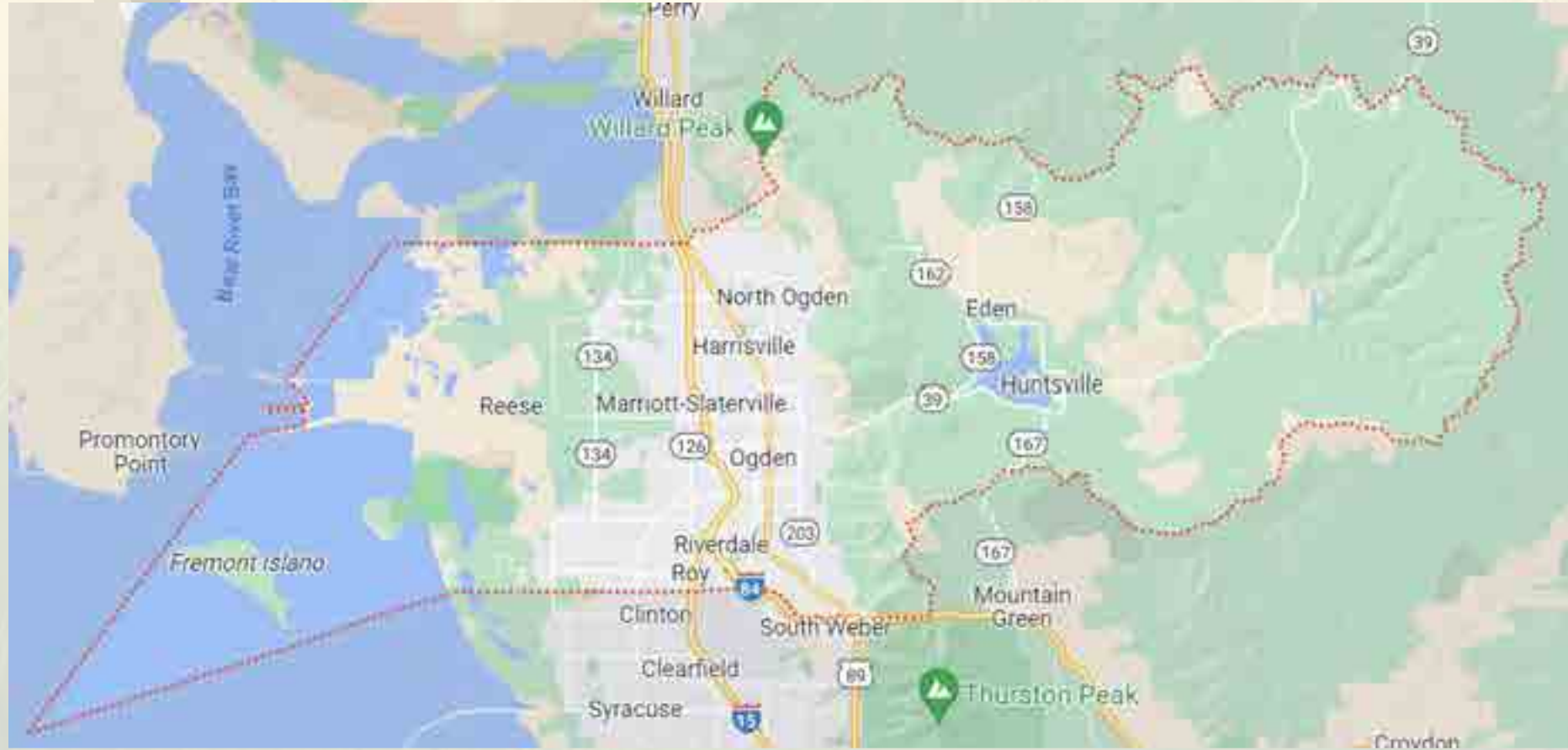
Rick Grover, Charlie Ewert, Braden Jensen  
Friday 10:10



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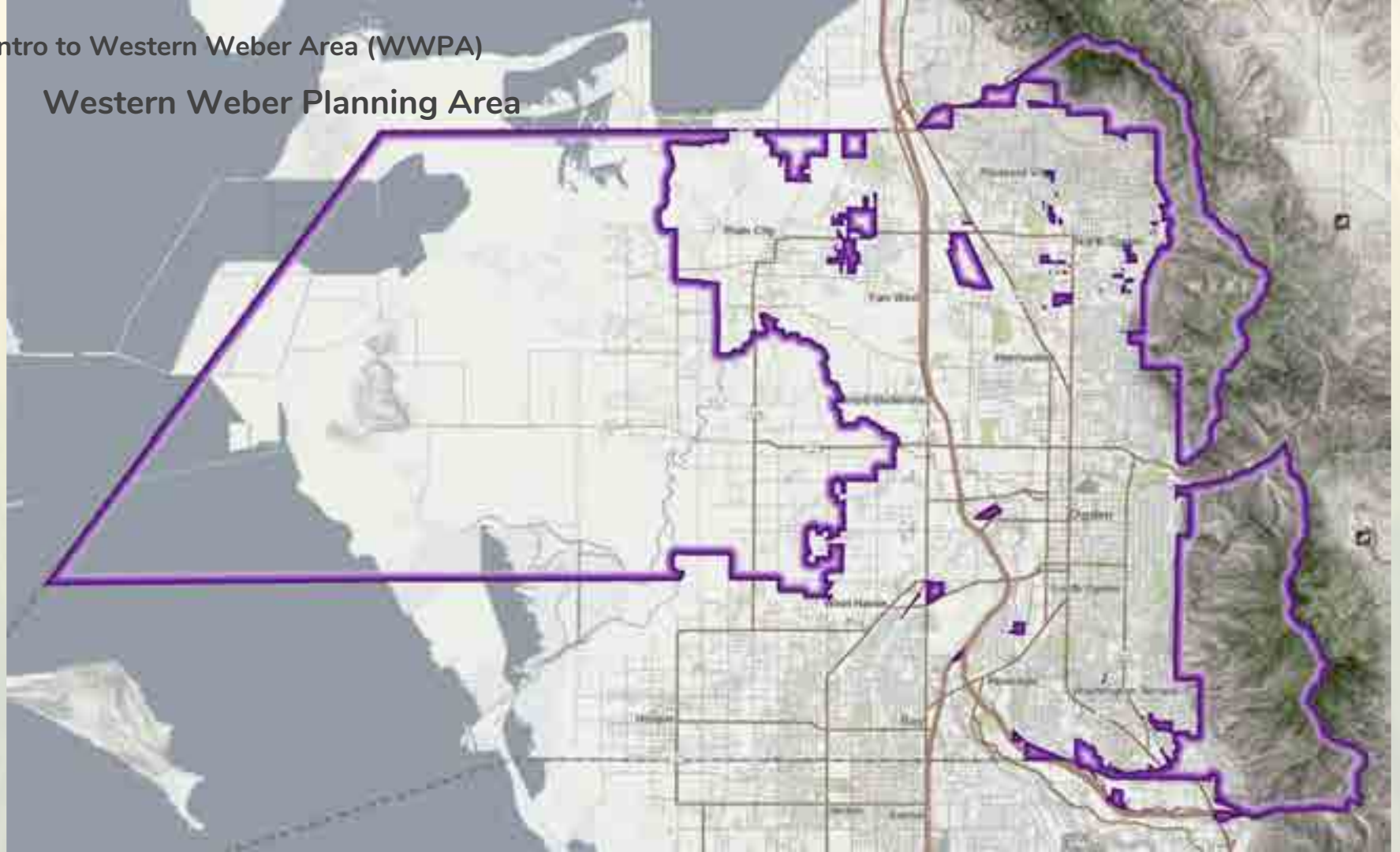
Intro to Western Weber Planning Area (WWPA)

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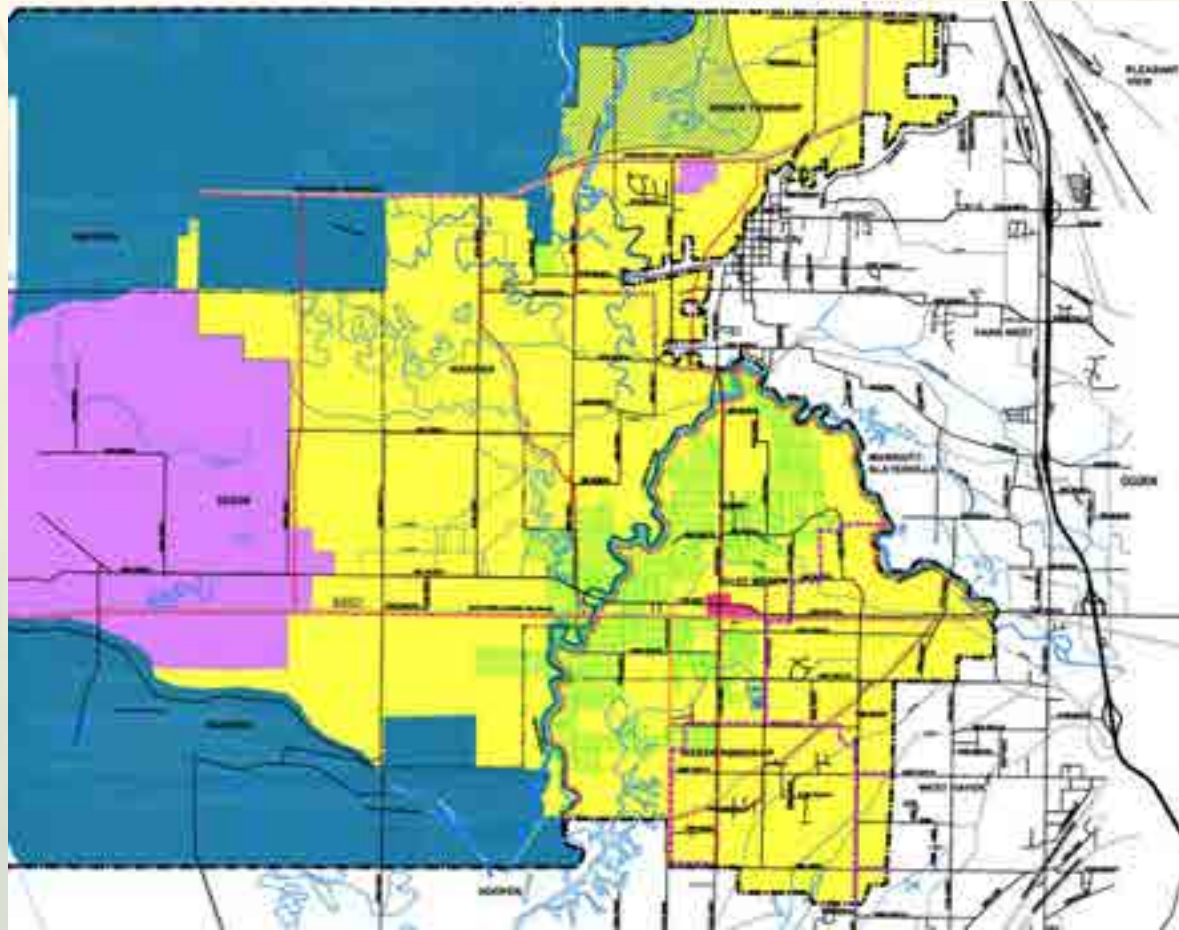
## Western Weber Planning Area



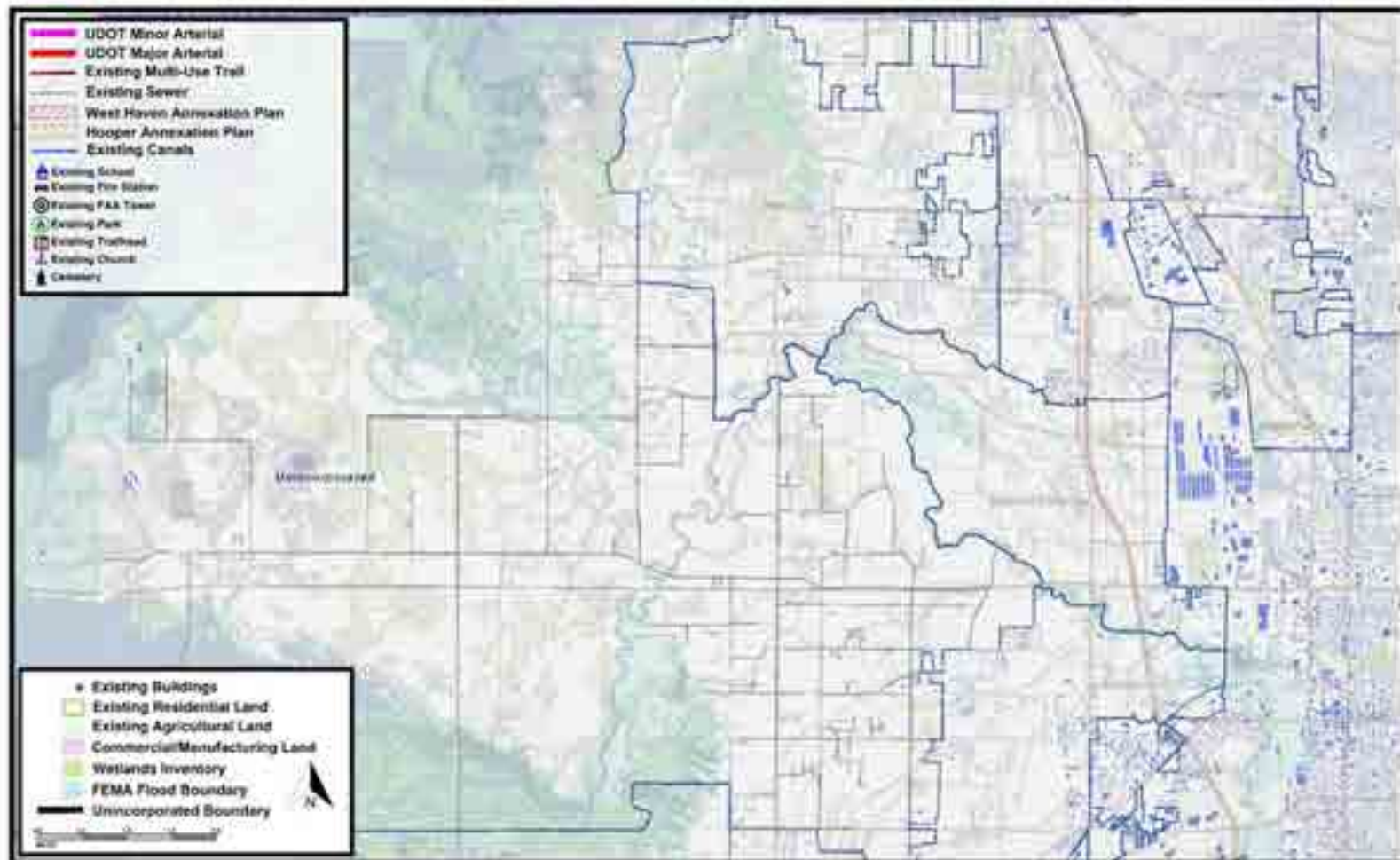


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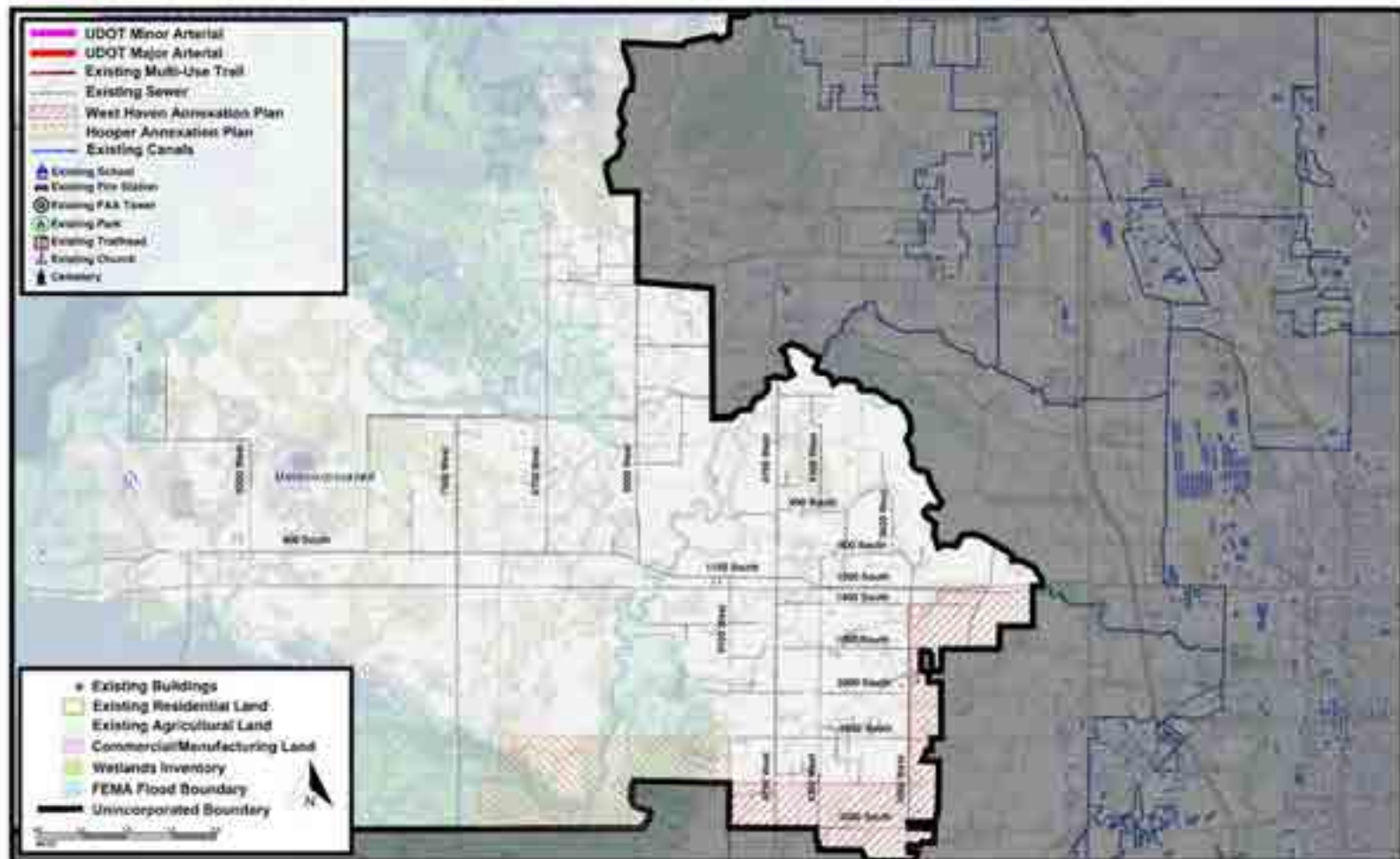
Former Future Land Use Map (Circa 2003)



# EXISTING CONDITIONS

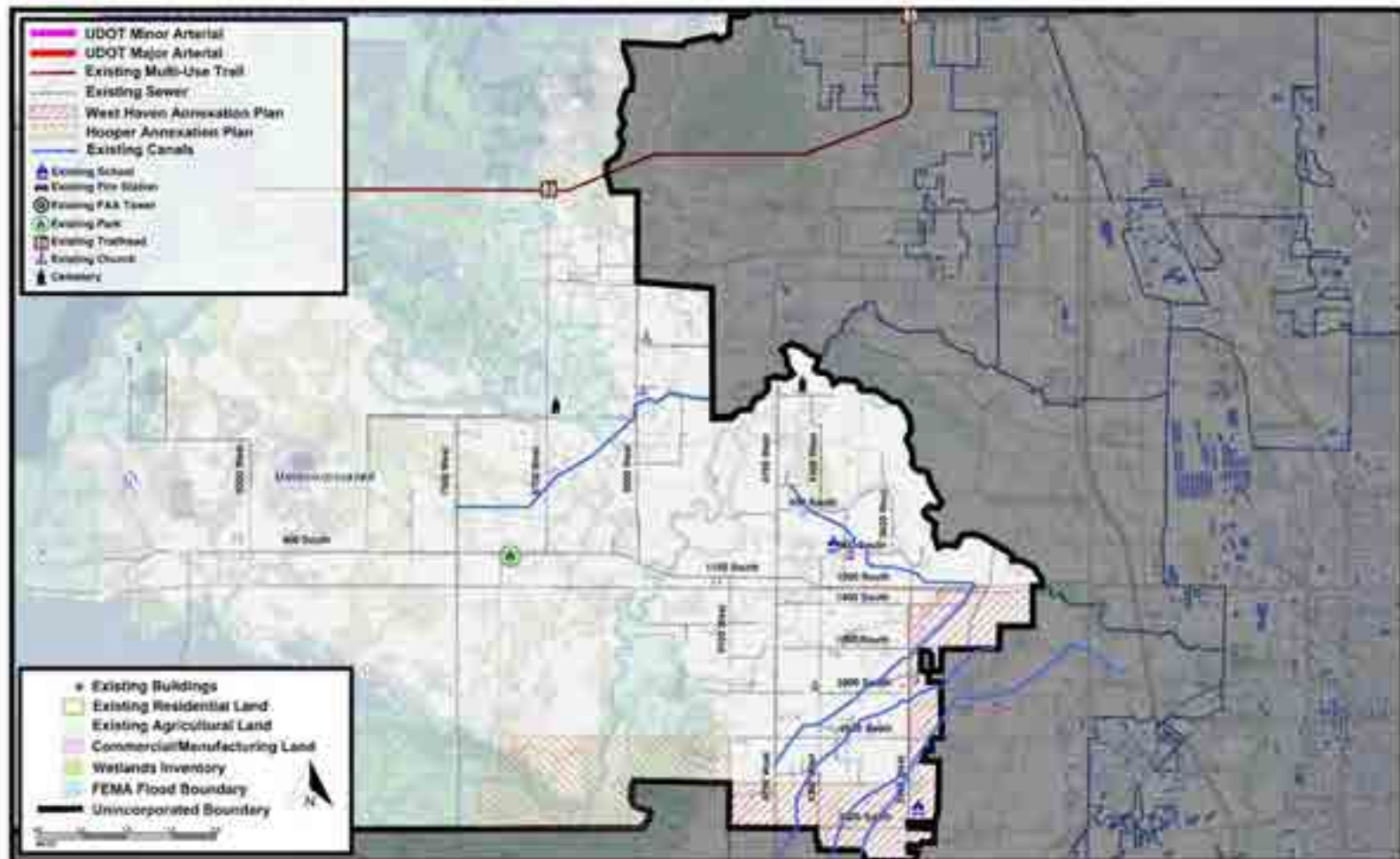


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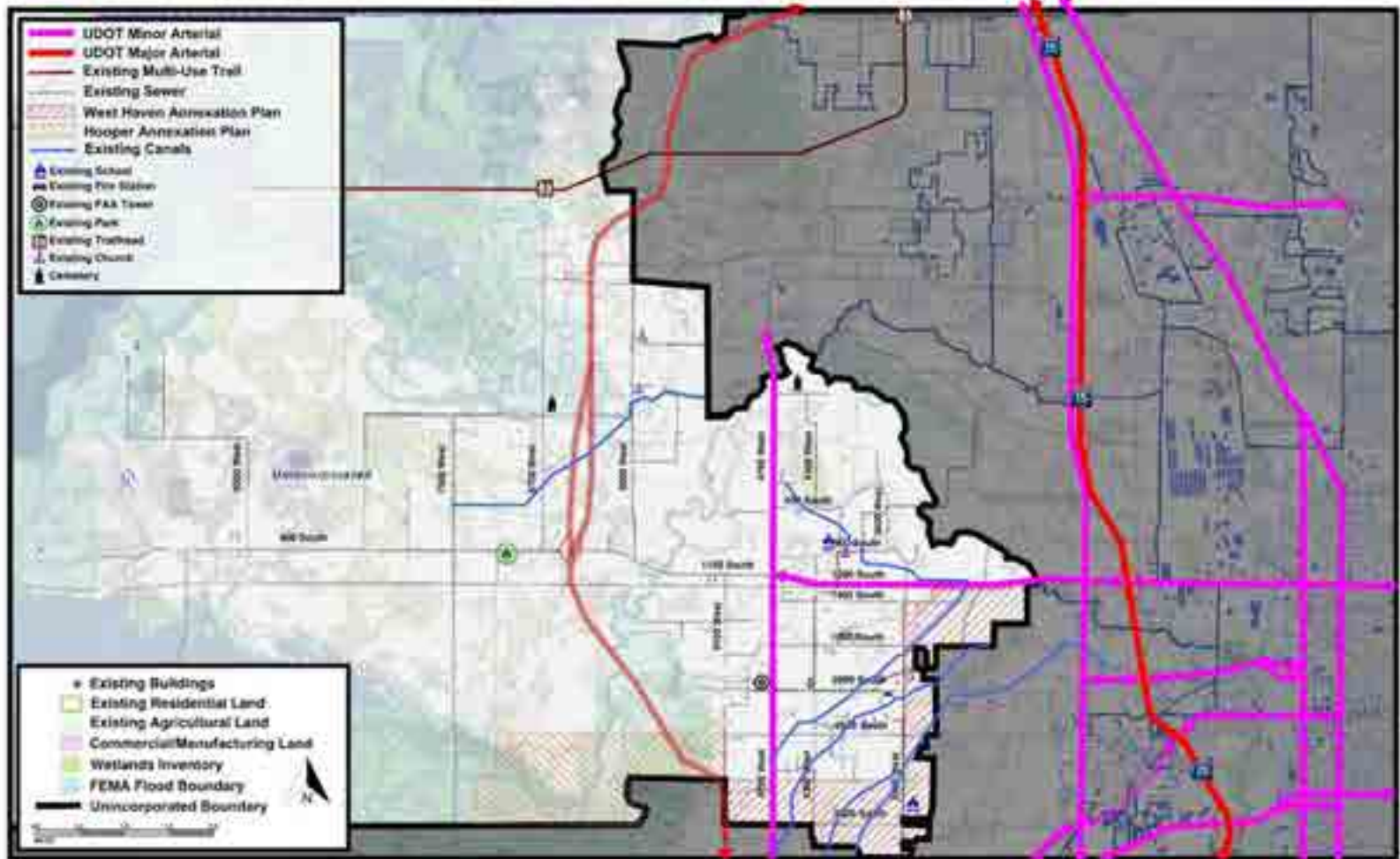




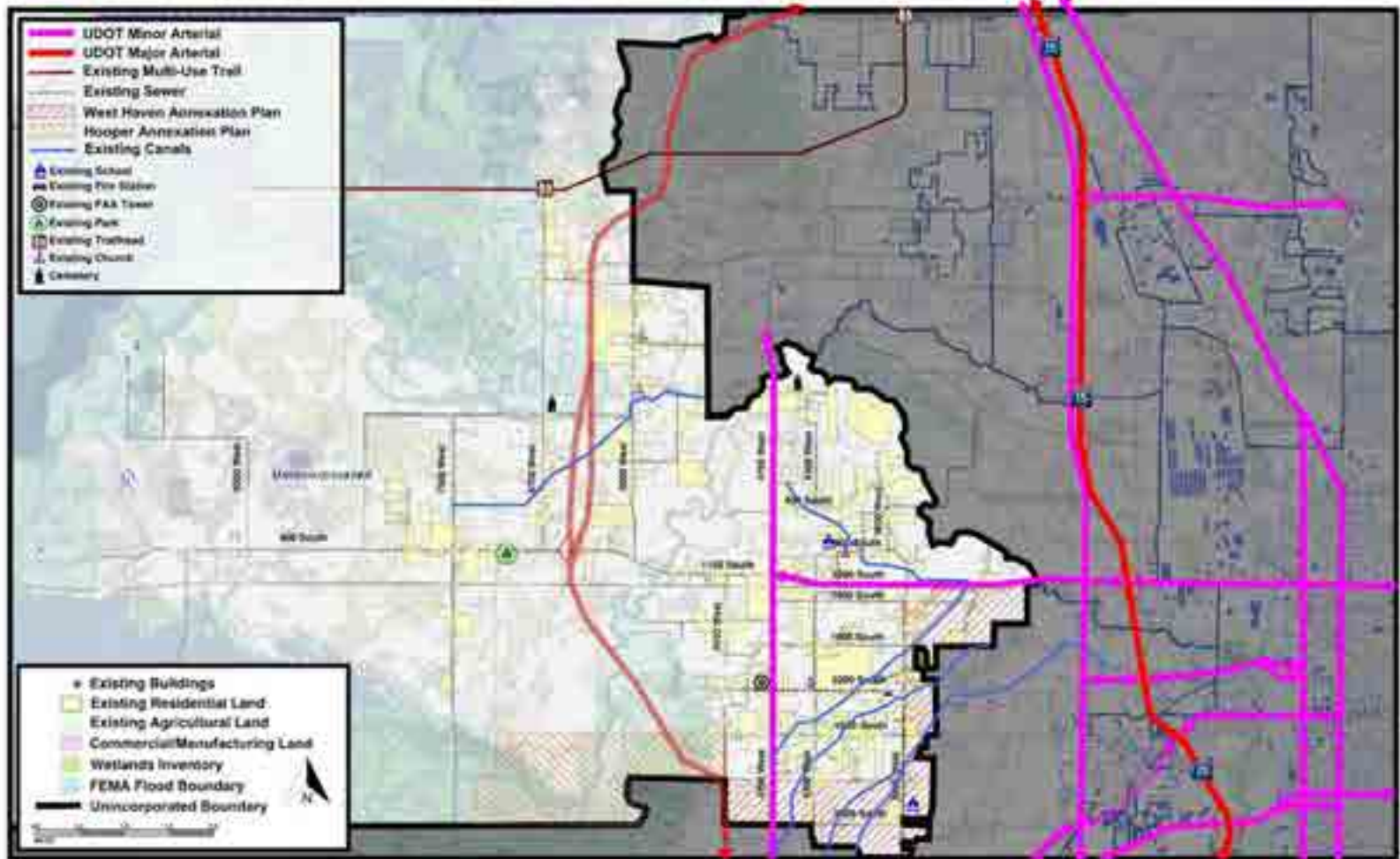
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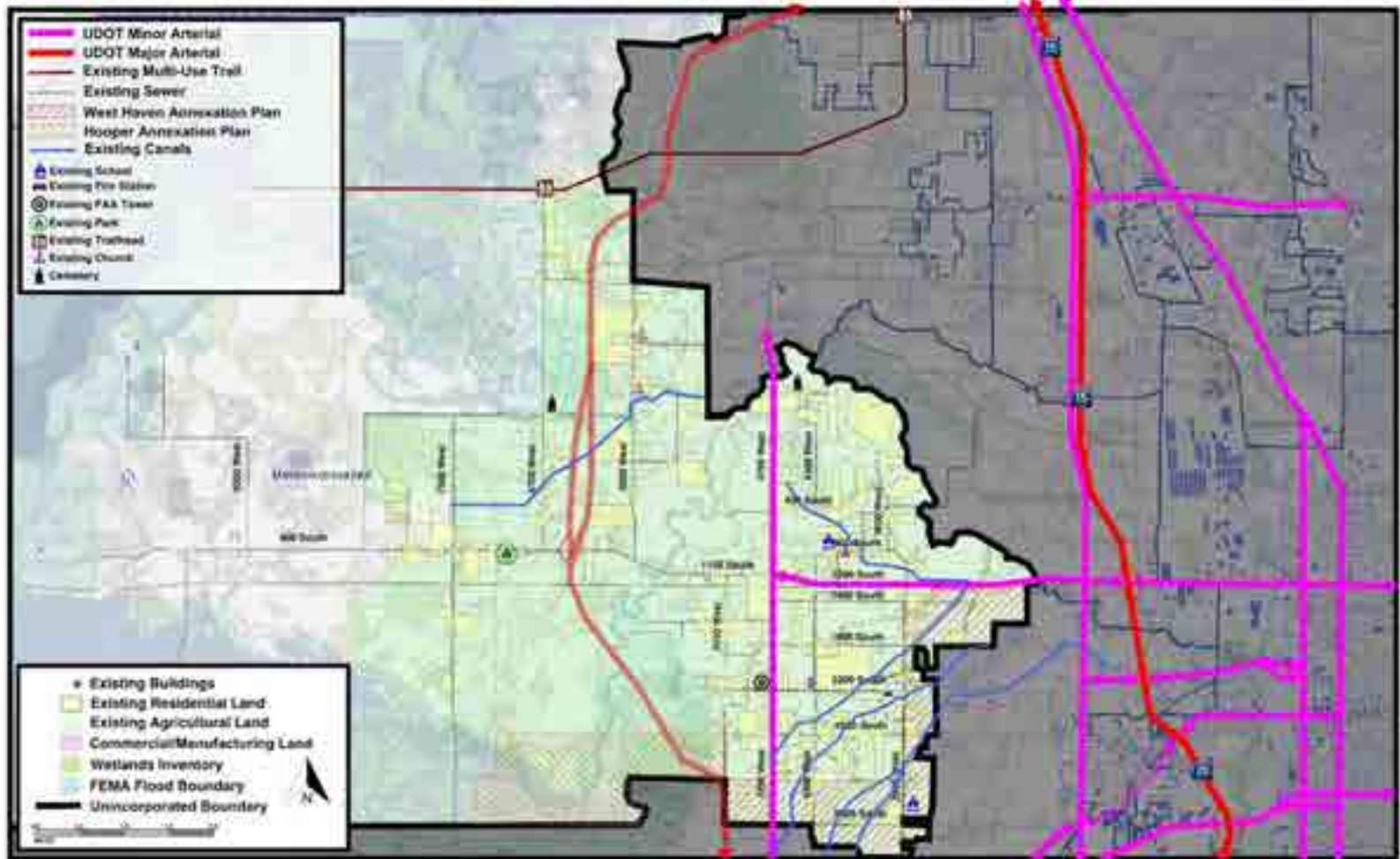
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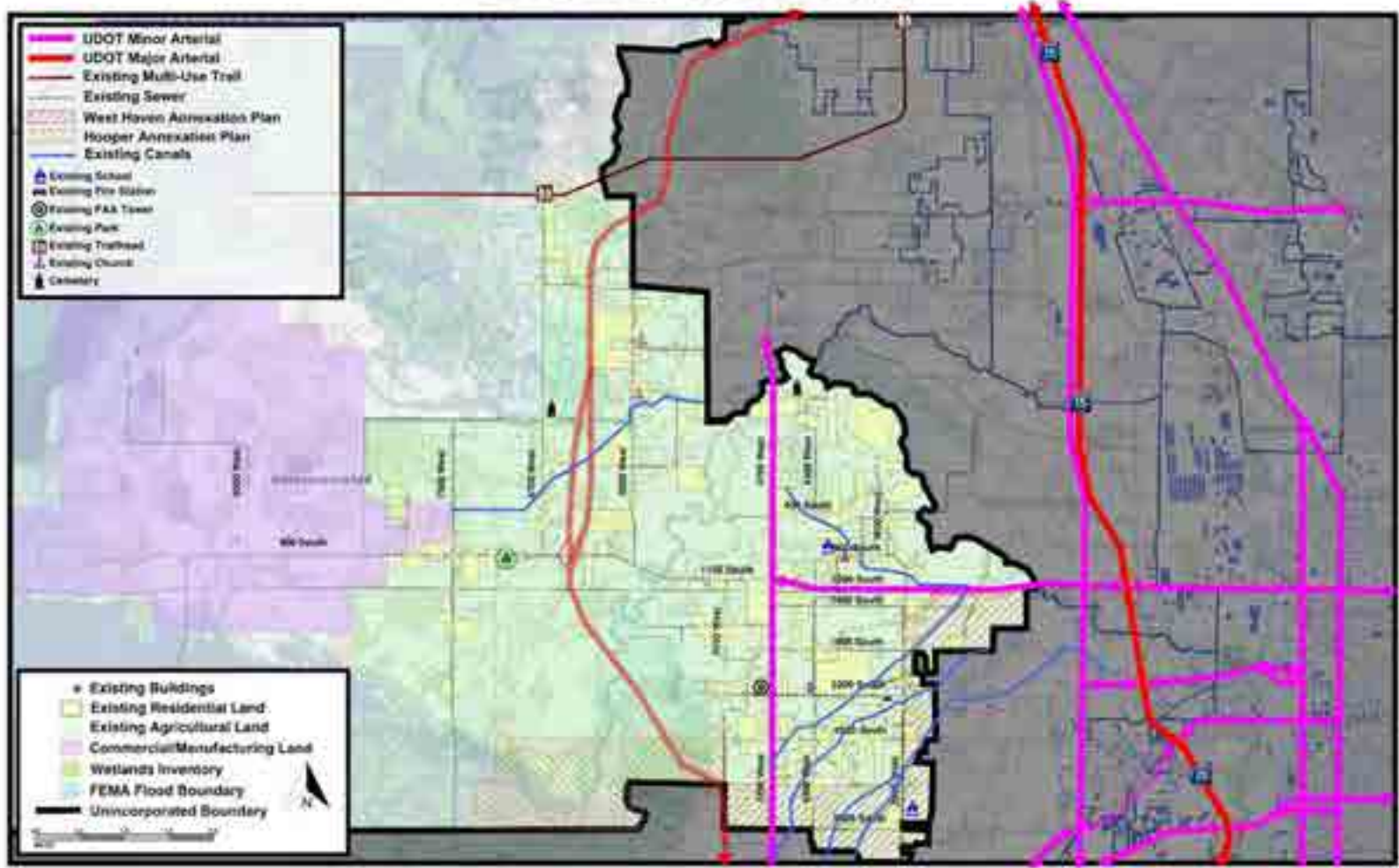
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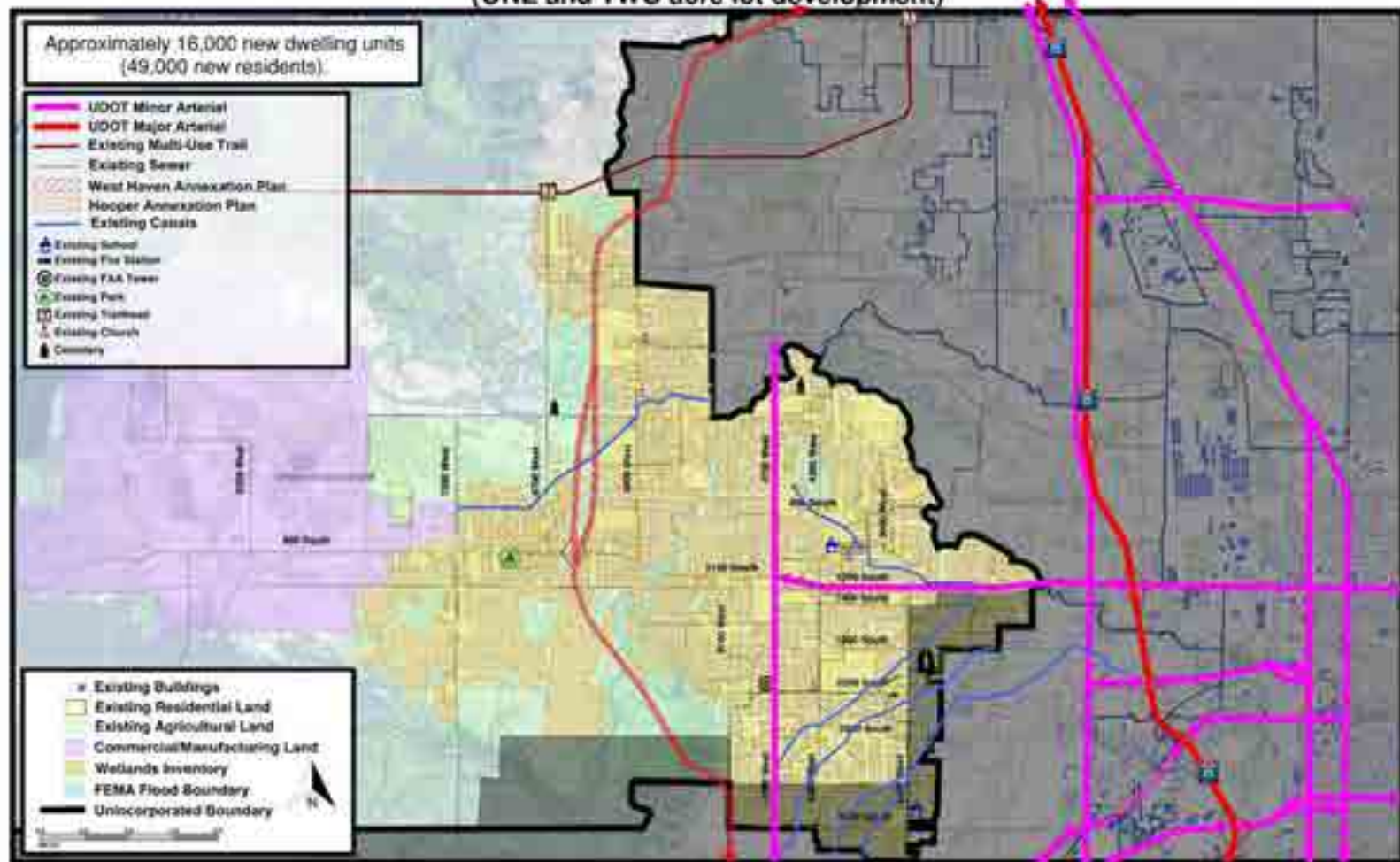
# EXISTING CONDITIONS



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# FUTURE RESIDENTIAL CONDITIONS BASED ON EXISTING ZONING (ONE and TWO acre lot development)





A photograph of a wheat field at sunrise or sunset. The sun is a bright, glowing orb positioned low on the horizon, partially obscured by the silhouettes of wheat stalks. This creates a strong lens flare effect, with rays of light radiating across the scene. The overall color palette is warm, dominated by golden yellows, oranges, and soft whites, with the dark green and brown tones of the wheat providing contrast. The background is a soft, out-of-focus expanse of the field, creating a sense of depth and tranquility.

# **Initial Public Comments**

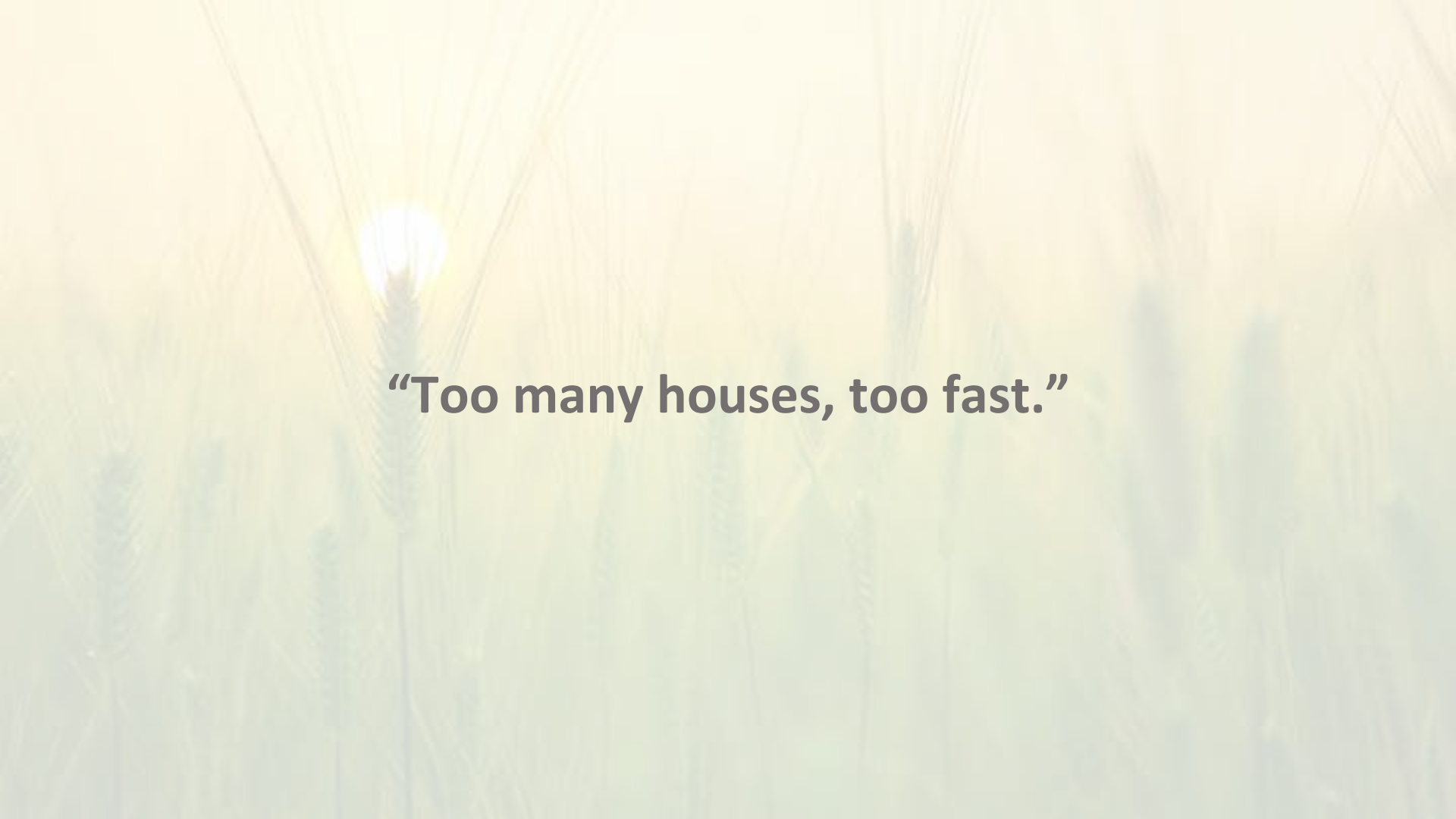





**“I moved out here because I wanted to be in the country!”**



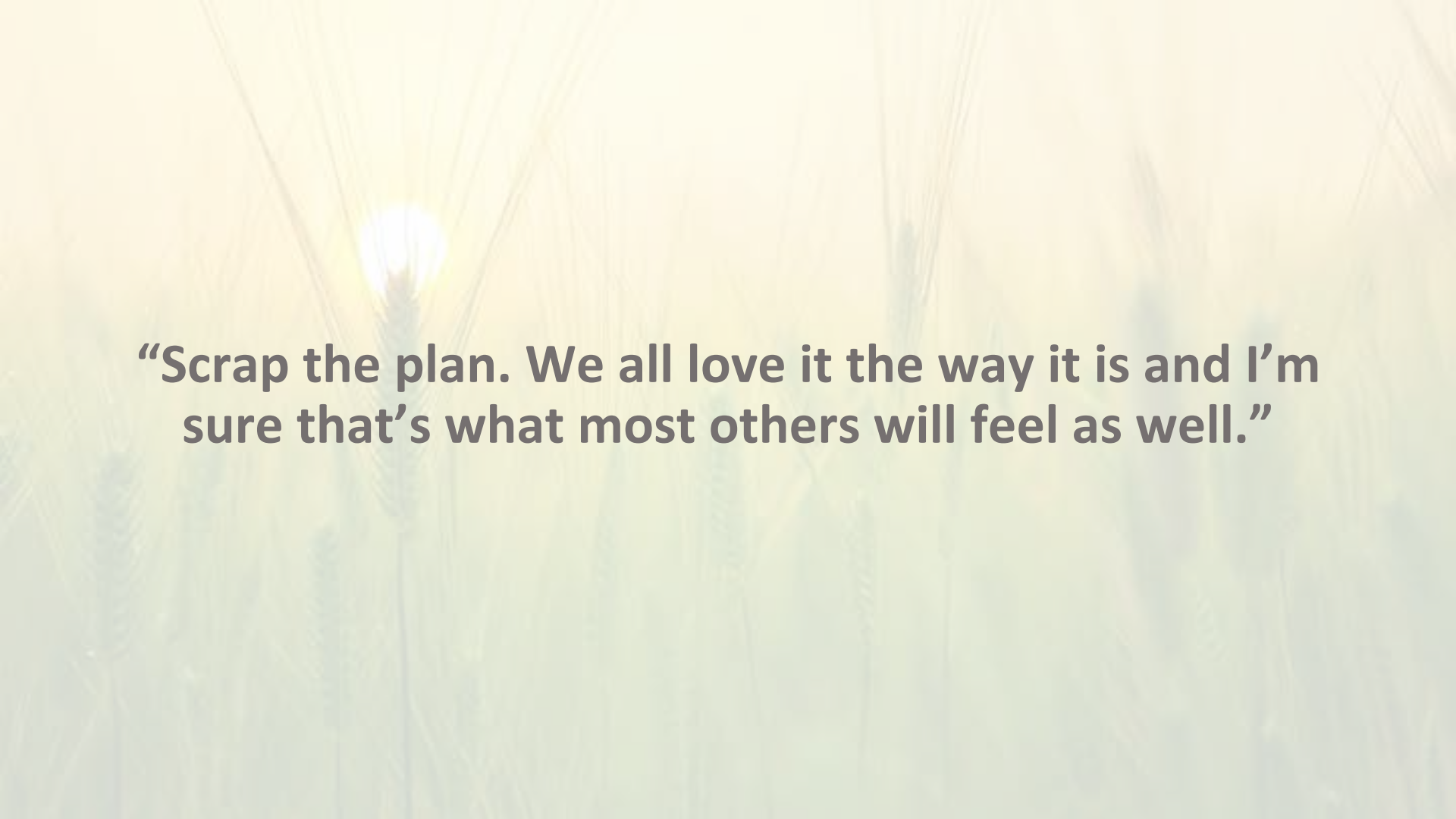
**“Why do we need parks? It encourages more people to come here”**

A close-up, low-angle shot of a wheat stalk with a bright sun in the background, creating a lens flare effect. The sun is positioned in the upper left quadrant, partially obscured by the wheat stalks, which are in sharp focus in the foreground and blurred in the background. The overall color palette is warm, dominated by golden yellows and soft whites.

**“Too many houses, too fast.”**



**“Don’t ruin the current community by encouraging  
the growth of new ones.”**



**“Scrap the plan. We all love it the way it is and I’m sure that’s what most others will feel as well.”**

A close-up, low-angle shot of a wheat stalk with a bright sun in the background, creating a lens flare effect. The sun is positioned in the upper left quadrant, partially obscured by the wheat stalks, which are in sharp focus in the foreground and blurred in the background. The overall color palette is warm, dominated by golden yellows and soft whites.

**“Plan for us, not them.”**



**“Leave us alone.”**



**“KEEP IT RURAL!!!!”**





So what exactly is “rural?”

**YOU KEEP USING THAT WORD.**

**I DO NOT THINK IT MEANS WHAT YOU  
THINK IT MEANS**



So what exactly is “rural?”



So what exactly is “rural?”

Is one lot per acre “rural”







**PLANO, TX**



Image source: Scott McLean "Visualizing Density"



# PLANO, TX



Image source: Scott McLean "Visualizing Density"

# TYSON CORNERS, VA



photo source: Scott McLean "Visualizing Density"

# TYSON CORNERS, VA



Image source: Scott McLean "Visualizing Density"

# HOLLISTER, CA



Image source: Scott McLean "Visualizing Density"

# HOLLISTER, CA



Image source: Scott McLean "Visualizing Density"

# EDINBURG, NJ



Image source: Scott McLean "Visualizing Density"

# EDINBURG, NJ



Image source: Scott McLean "Visualizing Density"

# GLENDALE, AZ



Image source: Scott McLean "Visualizing Density"



GLENDALE, AZ



Image source: Scott McLean "Visualizing Density"

# PRESCOTT VALLEY, AZ



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A photograph of a wheat field at sunrise or sunset. The sun is a bright, glowing orb in the upper left quadrant, partially obscured by the wheat stalks. The light creates a strong lens flare and a hazy, golden atmosphere throughout the scene. The wheat stalks are in the foreground and middle ground, some in sharp focus and others blurred. The overall color palette is warm, dominated by yellows, oranges, and soft greens.

**CAN YOU SPOT THE HIGHER DENSITY?**

# CAN YOU SPOT THE HIGHER DENSITY?



# CAN YOU SPOT THE HIGHER DENSITY?

1 UNIT/ACRE



2 UNITS/ACRE



# CAN YOU SPOT THE HIGHER DENSITY?



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**2 UNITS/ACRE**



**1 UNITS/ACRE**





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**CAN YOU SPOT THE HIGHER DENSITY?**



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**1 UNIT/ACRE**



**1 UNIT/2 ACRES**



# CAN YOU SPOT THE HIGHER DENSITY?



**CAN YOU SPOT THE HIGHER DENSITY?  
2 UNITS/ACRE**



**1 UNIT/ACRE**



# CAN YOU SPOT THE HIGHER DENSITY?



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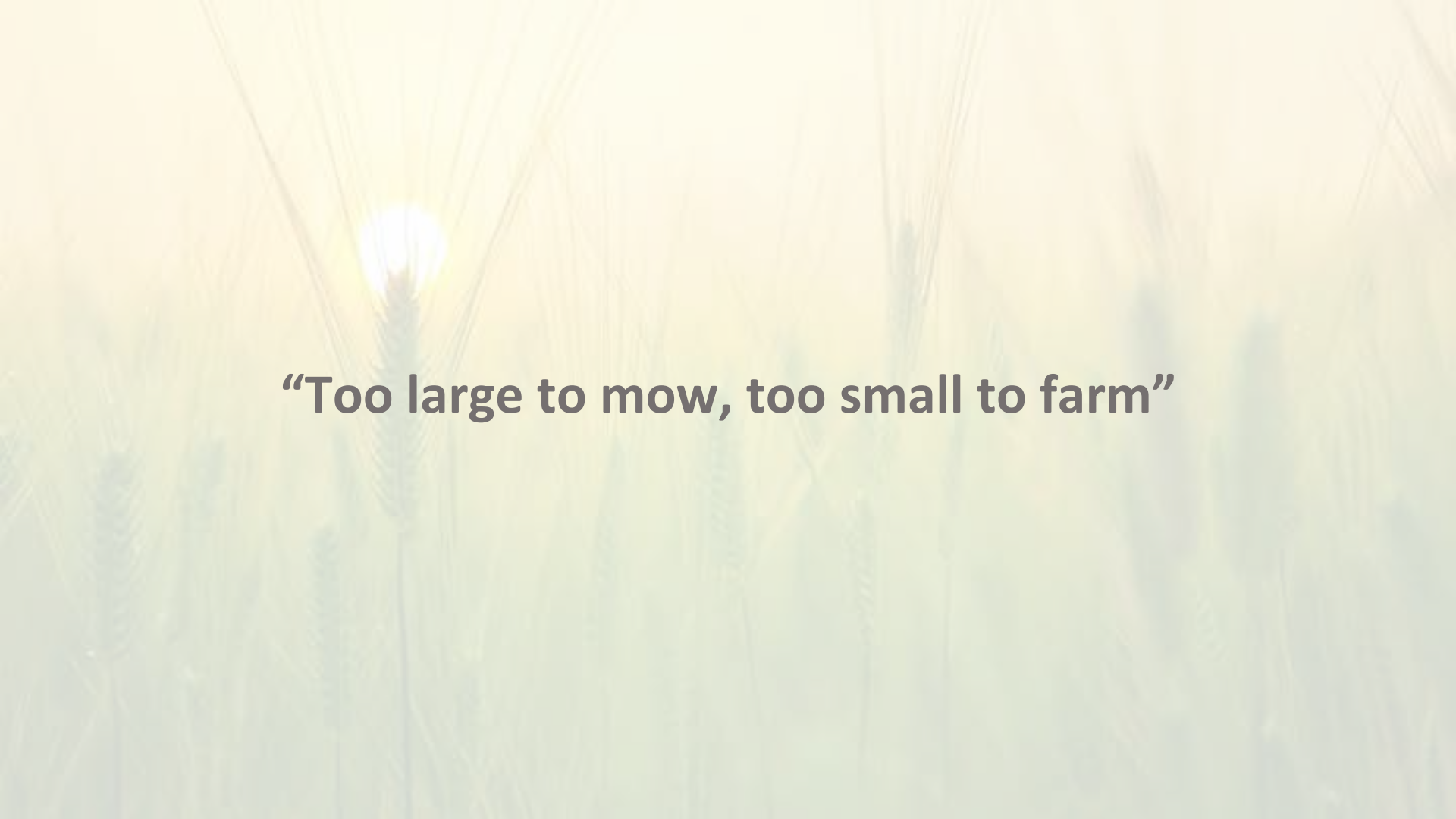
**3.1 UNITS/ACRE**



**MORE THAN THAT**







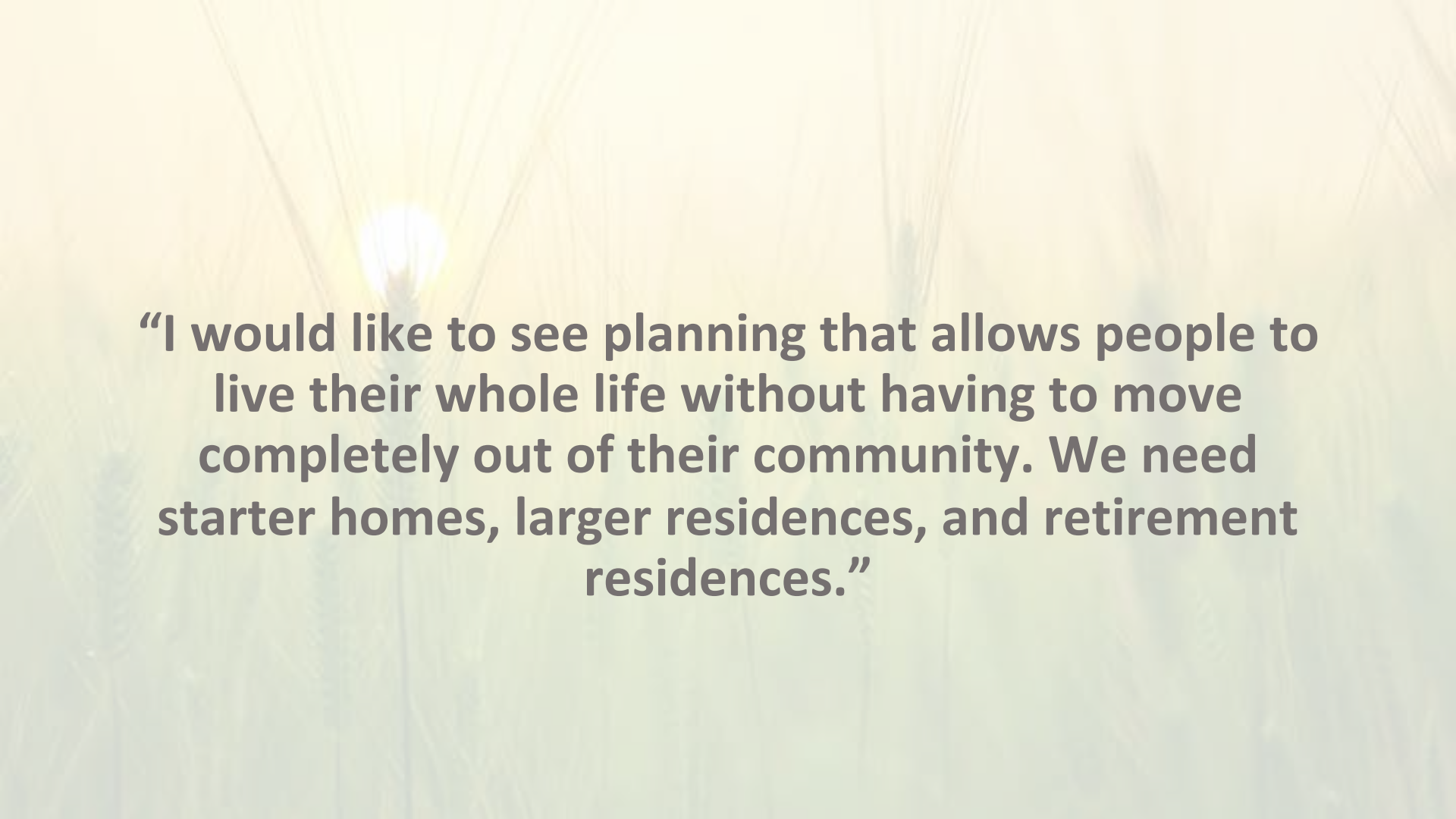
**“Too large to mow, too small to farm”**



**“Why doesn’t the plan call for townhomes when the newer generation seems to like them?”**



**“Thanks for taking a proactive approach to planning  
and not letting developers dictate how our  
community grows.”**


A glowing lightbulb is positioned in the upper left quadrant of the image, casting a warm, yellow light. The background consists of a field of tall, thin grasses that are slightly out of focus, creating a soft, natural setting. The overall color palette is warm and golden, with the lightbulb's glow being the most prominent feature.

**“I would like to see planning that allows people to live their whole life without having to move completely out of their community. We need starter homes, larger residences, and retirement residences.”**



## **Past efforts to preserve agricultural lands**

- **Cluster subdivisions**



## Past efforts to preserve agricultural lands

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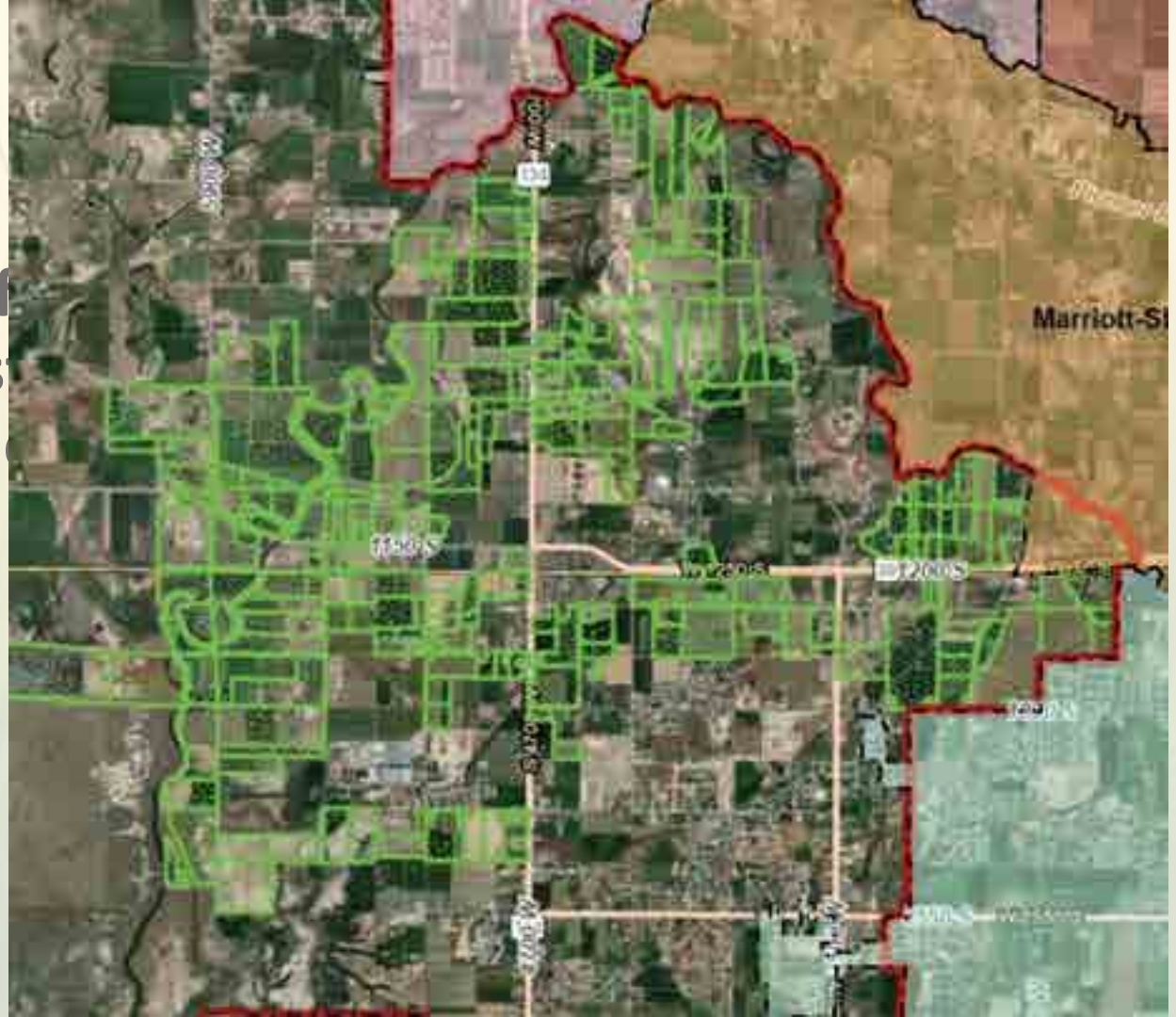
## **Past efforts to preserve agricultural lands**

- **Cluster subdivisions**
- **Agricultural protection areas**



Past eff

- Clus
- Agri







# Vision

While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors 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 address the need for places for living, working, and playing in a growing community.

# Preserving ag identity while slowly developing - smartly

MAJOR RURAL COLLECTOR - 100 FEET WIDE RIGHT OF WAY



# Preserving ag identity while slowly developing - smartly

MINOR RURAL COLLECTOR - 80 FEET WIDE RIGHT OF WAY



# Preserving ag identity while slowly developing - smartly



# Preserving ag identity while slowly developing - smartly

MINOR NEIGHBORHOOD - 60 FEET WIDE RIGHT OF WAY



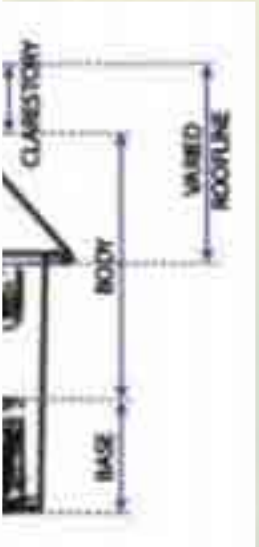
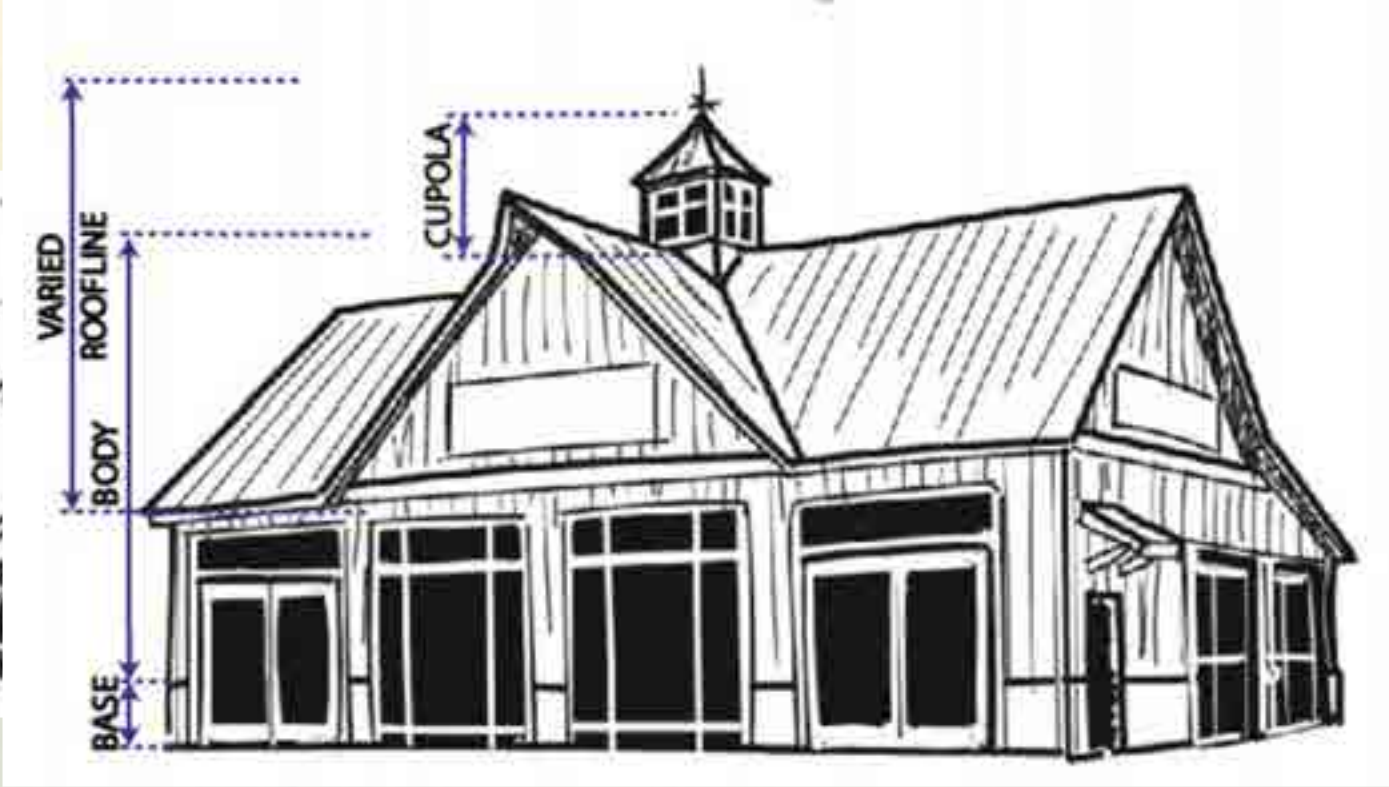
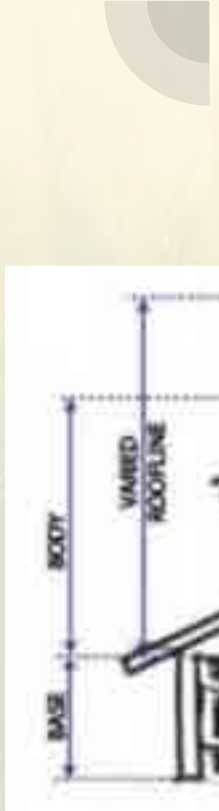
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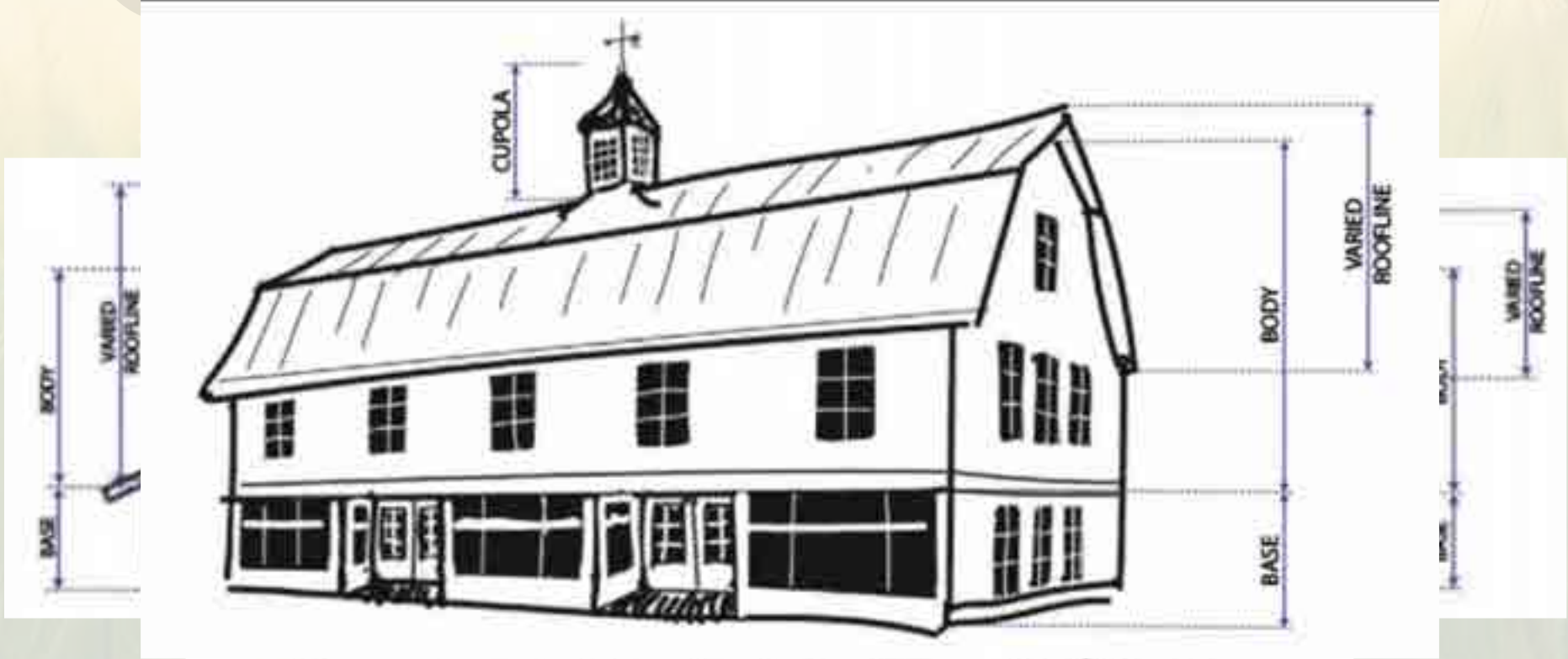


# Preserving ag identity while slowly developing - smartly





# Preserving ag identity while slowly developing - smartly



# Preserving opportunities for community evolution



# Preserving opportunities for community evolution



Rooting plans in future opportunities

- Creating a framework that works for today, but preserves opportunity for alternatives as they come along in the future.

Present

tion

1/4 mile 9/10ths mile

Rooting

portunity



# Preserving opportunities for community evolution

## Smart Growth Strategies:

- Street connectivity
- Active transportation connections
- Open space and recreation facilities
- Dark sky considerations
- Water conservation
- Emissions reduction and improved air quality
- Renewable energy sources



# Preserving opportunities for community evolution

## Economics:

- Commercial village areas
- Large industrial area to provide basic sector jobs
- Attempt to offset financial burden of SFD with commerce opportunities



# Preserving opportunities for community evolution

## Preserving Open Spaces

- Natural open spaces
  - Weber River delta
  - The emerald necklace

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  - Challenges exacting open space. Using the rezone as leverage.
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  - Young and inexperienced park district doing their best
- Space for hobby farms and community gardens within development areas - low impact agricultural opportunities
- Using TDRs and Conservation Easements to preserve contiguous agricultural spaces away from residential spaces.



# Preserving opportunities for community evolution

## Preserving Open Spaces

- Reserving the opportunity for both current and future local food production
- Food source security in event of catastrophe



# Preserving opportunities for community evolution

## Agricultural challenges in Western Weber

- Poor soil conditions – a lot of treatment required
- Legacy farming families-
  - Continually dividing farmland generation over generation
  - Smaller farm parcels reduce economy of scale
  - Newest generation generally not interested in farming
  - Selling remnants of farm parcels to development interests
- Urbanization pressures





## Agricultural challenges in Western Weber

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  - Growing Water Scarcity



# Great Salt Lake will disappear in 5 years without massive 'emergency rescue,' scientists say

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  - Pest and weed control overspray
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## Agricultural challenges in Western Weber


- Competing with big ag on a global scale

*“I’m getting out of here and moving the farm to Idaho”*




## Summary

- Legislative willpower unlikely to induce massive downzones to keep the area rural.



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- Local farmers continue to divide their land amongst their children and retire from farming. Creating smaller and smaller parcels.
- All that said, the area is destined to turn over to development.
- If growth is inevitable, grow smart.



## Summary

- Legislative willpower unlikely to induce massive downzones to keep the area rural.
- Local farmers continue to divide their land amongst their children and retire from farming. Creating smaller and smaller parcels.
- All that said, the area is destined to grow.
- If growth is inevitable, grow smart.
- Is it possible to grow like all the other counties on the Wasatch Front, but without the missteps and missed opportunities?





Lean into those missteps and missed opportunities as an educational tool of what could be if the community is not mindful in their decision making.



# Idaho Agricultural Protection Area Concept



September 2023

# Idaho APA Concept Timeline

IFBF adopts an agricultural preservation policy and creates a new subcommittee at the annual meeting.

December 2021

AFT roundtable with Warren Petersen, a founder of the Utah APA Program, to present the legislative history of the program.

February 2022

May 2022

IFBF State Board approves staff drafting legislation for the APA concept.

June 2022

December 2022

March 2023

IFBF Ag Preservation Committee holds kick-off meeting to decide how to define landowners needs and create a voluntary solution.

IFBF Ag Preservation Committee votes to advance the APA concept to the Policy Committee.

IFBF Introduces H377 – Idaho's APA Concept – at the Idaho Legislature, House & Senate Ag. Cmtes.

State APA Framework  
Legislative Authority

County and/or City Program  
Administration

Volunteer Landowners Submit  
Application

Local Government Approves/Denys  
Participation

Landowner Benefit Period

Renewal option

Landowner can exit APA on request

Agricultural Lands Protection Fund



- Minimum parcel size 5 acres

- Zoned Agriculture/Actively  
Farmed or Grazed

- 20-year term length with  
renewal option

# What are the landowner benefits?

- No changes to applicable local ordinances or regulations that would unreasonably restrict a farm structure or farm practice.
- No changes to zoning without written approval for the change from all the landowners within the APA affected by the change.
- Local governing ordinances and regulations must ensure a prohibition of public nuisance claims.
- No exercise of eminent domain powers to condemn for any purpose any land within an APA.

# What are the local county/city benefits?

- Clear communication from landowner of their intention to keep land in production agriculture.
- Aids local governments in their long-term planning processes to plan for production agriculture.
- Maintains working lands, open spaces, and local food production for communities.



- Another tool in our ag protection toolbox
- Gives landowners a break from development pressure
- Gives communities time and space to proactively plan for their ag economies



# Questions?

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