



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File #ZMA2025-07, an application to rezone approximately 28.65 acres of property located at approximately 3767 E 4100 N from the Agricultural AV-3 zone to the Agricultural A-1 zone.

Agenda Date: November 24, 2025

Applicant: Owner: Jason Boren; Representative: Chase Freebairn

File Number: ZMA2025-07

Frontier Project Link: <https://frontier.co.weber.ut.us/p/Project/Index/24348>

Property Information

Approximate Address: 4015 N 2900 E and 3767 E 4100 N (Two Different Properties)

Current Zone(s): AV-3 Zone

Proposed Zone(s): A-1 Zone

Adjacent Land Use

North: Elk Ridge Estates Cluster Subdivision ~ Approx 3-Acre Average SFD Lots

South: RMP Power Line Corridor and Liberty Meadows Subdivision ~ 1.5-2.5 Acre SFDs Lots

East: Cottonwood Hills Estates ~ 1-Acre SFDs Lots

West: Large Lot Agricultural

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§Title 102, Chapter 5 Rezone Procedures.
§Title 104, Chapter 2 Agricultural Zones.

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity which allows broad discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan and existing ordinances.

Summary and Background

The applicant requests a rezone of two contiguous properties, approximately 28.65 acres, in the unincorporated Liberty Area from AV-3 (Agricultural Valley, 3-acre minimum) to A-1 (Agricultural, 40,000 sq ft minimum). The purpose of the rezone is to enable the later creation of ~1 acre subdivision lots. The property lies just outside the quarter-mile radius Liberty Village Area identified in the Ogden Valley General Plan.

The proposal increases residential density without using TDRs, clustering, or agricultural preservation tools. The Ogden Valley General Plan has a strong recommendation against increasing density unless doing so advances other plan goals in a substantial way. Applying this recommendation, the proposed rezone is found to be inconsistent with the General Plan.

Based on application of the decision criteria in Section 102-5 and the General Plan's directives for growth and density, staff cannot make a positive finding that this rezone is consistent with long-term land-use policy for the

Ogden Valley. If the Planning Commission elects to forward a recommendation of approval, staff strongly advises incorporating conditions listed in the staff recommendation section of this report.

Important note: the application includes a rezone request to rezone a separate 4.88-acre property located at approximately 4015 N 2900 E. The owner of that parcel, who is not associated with the applicant, requested removal of that property from this rezone request. Hence, this report evaluates only the 28.65 acre property.

The basic framework of the report was generated using large language modeling, with context, relevance, corrections, specificity and recommendations provided by staff.

Policy Analysis

Context.

The subject property is located at approximately 3767 E 4100 N (**see Figure 1**). Access to the future development is proposed to be provided by 4100 North. The subdivision's concept plan also shows internal street connections to the east connecting to 3750 North and 3900 North in the Cottonwood Hills Estates subdivision. The subject property is flanked on all three sides by single-family residential lots.

The Cottonwood Hills Estates subdivision to the east and the Liberty Meadows subdivision to the south were both created when the area was governed by the A-1 zone, prior to the area being downzoned to the AV-3 zone. This proposal is generally compatible with those development patterns.

The Elk Ridge Estates Cluster subdivision to the north was platted using the three-acre AV-3 zone to enable smaller lots surrounded by open space for an average density similar to traditional development in the AV-3 zone.

Properties to the west are currently large vacant agricultural properties.

Rezone Procedures and Evaluation.

Under §102-5, amendments to the zoning map are legislative and must be evaluated within the context of:

1. Consistency with the General Plan
2. Compatibility with surrounding land uses
3. Suitability of the property for the proposed zoning
4. Adequacy of facilities and services
5. Public interest, including potential impacts
6. The effect of the proposed change on the County's long-term goals

What follows is an evaluation of the request using these criteria.

Figure 1: Aerial of Subject Parcels and Vicinity.



Figure 3: Proposed Zoning Map and the Subject Parcels.

The map displays a residential area with various zoning districts. The subject parcels, outlined in red, are located in the central-left portion of the map and are designated as A-1. These parcels are situated between 3100 N ST and 3150 N ST, and between 3100 E ST and 3150 E ST. The map also shows other zoning districts: AV3 (Agricultural) to the west and south, GV2 (General Residential) to the north and east, and GV3 (General Residential) to the south. Numerous individual parcels are labeled with their addresses, such as 3156, 3154, 3152, 3150, 3148, 3146, 3144, 3142, 3140, 3138, 3136, 3134, 3132, 3130, 3128, 3126, 3124, 3122, 3120, 3118, 3116, 3114, 3112, 3110, 3108, 3106, 3104, 3102, 3100, 3098, 3096, 3094, 3092, 3090, 3088, 3086, 3084, 3082, 3080, 3078, 3076, 3074, 3072, 3070, 3068, 3066, 3064, 3062, 3060, 3058, 3056, 3054, 3052, 3050, 3048, 3046, 3044, 3042, 3040, 3038, 3036, 3034, 3032, 3030, 3028, 3026, 3024, 3022, 3020, 3018, 3016, 3014, 3012, 3010, 3008, 3006, 3004, 3002, 3000, 2998, 2996, 2994, 2992, 2990, 2988, 2986, 2984, 2982, 2980, 2978, 2976, 2974, 2972, 2970, 2968, 2966, 2964, 2962, 2960, 2958, 2956, 2954, 2952, 2950, 2948, 2946, 2944, 2942, 2940, 2938, 2936, 2934, 2932, 2930, 2928, 2926, 2924, 2922, 2920, 2918, 2916, 2914, 2912, 2910, 2908, 2906, 2904, 2902, 2900, 2898, 2896, 2894, 2892, 2890, 2888, 2886, 2884, 2882, 2880, 2878, 2876, 2874, 2872, 2870, 2868, 2866, 2864, 2862, 2860, 2858, 2856, 2854, 2852, 2850, 2848, 2846, 2844, 2842, 2840, 2838, 2836, 2834, 2832, 2830, 2828, 2826, 2824, 2822, 2820, 2818, 2816, 2814, 2812, 2810, 2808, 2806, 2804, 2802, 2800, 2798, 2796, 2794, 2792, 2790, 2788, 2786, 2784, 2782, 2780, 2778, 2776, 2774, 2772, 2770, 2768, 2766, 2764, 2762, 2760, 2758, 2756, 2754, 2752, 2750, 2748, 2746, 2744, 2742, 2740, 2738, 2736, 2734, 2732, 2730, 2728, 2726, 2724, 2722, 2720, 2718, 2716, 2714, 2712, 2710, 2708, 2706, 2704, 2702, 2700, 2698, 2696, 2694, 2692, 2690, 2688, 2686, 2684, 2682, 2680, 2678, 2676, 2674, 2672, 2670, 2668, 2666, 2664, 2662, 2660, 2658, 2656, 2654, 2652, 2650, 2648, 2646, 2644, 2642, 2640, 2638, 2636, 2634, 2632, 2630, 2628, 2626, 2624, 2622, 2620, 2618, 2616, 2614, 2612, 2610, 2608, 2606, 2604, 2602, 2600, 2598, 2596, 2594, 2592, 2590, 2588, 2586, 2584, 2582, 2580, 2578, 2576, 2574, 2572, 2570, 2568, 2566, 2564, 2562, 2560, 2558, 2556, 2554, 2552, 2550, 2548, 2546, 2544, 2542, 2540, 2538, 2536, 2534, 2532, 2530, 2528, 2526, 2524, 2522, 2520, 2518, 2516, 2514, 2512, 2510, 2508, 2506, 2504, 2502, 2500, 2498, 2496, 2494, 2492, 2490, 2488, 2486, 2484, 2482, 2480, 2478, 2476, 2474, 2472, 2470, 2468, 2466, 2464, 2462, 2460, 2458, 2456, 2454, 2452, 2450, 2448, 2446, 2444, 2442, 2440, 2438, 2436, 2434, 2432, 2430, 2428, 2426, 2424, 2422, 2420, 2418, 2416, 2414, 2412, 2410, 2408, 2406, 2404, 2402, 2400, 2398, 2396, 2394, 2392, 2390, 2388, 2386, 2384, 2382, 2380, 2378, 2376, 2374, 2372, 2370, 2368, 2366, 2364, 2362, 2360, 2358, 2356, 2354, 2352, 2350, 2348, 2346, 2344, 2342, 2340, 2338, 2336, 2334, 2332, 2330, 2328, 2326, 2324, 2322, 2320, 2318, 2316, 2314, 2312, 2310, 2308, 2306, 2304, 2302, 2300, 2298, 2296, 2294, 2292, 2290, 2288, 2286, 2284, 2282, 2280, 2278, 2276, 2274, 2272, 2270, 2268, 2266, 2264, 2262, 2260, 2258, 2256, 2254, 2252, 2250, 2248, 2246, 2244, 2242, 2240, 2238, 2236, 2234, 2232, 2230, 2228, 2226, 2224, 2222, 2220, 2218, 2216, 2214, 2212, 2210, 2208, 2206, 2204, 2202, 2200, 2198, 2196, 2194, 2192, 2190, 2188, 2186, 2184, 2182, 2180, 2178, 2176, 2174, 2172, 2170, 2168, 2166, 2164, 2162, 2160, 2158, 2156, 2154, 2152, 2150, 2148, 2146, 2144, 2142, 2140, 2138, 2136, 2134, 2132, 2130, 2128, 2126, 2124, 2122, 2120, 2118, 2116, 2114, 2112, 2110, 2108, 2106, 2104, 2102, 2100, 2098, 2096, 2094, 2092, 2090, 2088, 2086, 2084, 2082, 2080, 2078, 2076, 2074, 2072, 2070, 2068, 2066, 2064, 2062, 2060, 2058, 2056, 2054, 2052, 2050, 2048, 2046, 2044, 2042, 2040, 2038, 2036, 2034, 2032, 2030, 2028, 2026, 2024, 2022, 2020, 2018, 2016, 2014, 2012, 2010, 2008, 2006, 2004, 2002, 2000, 1998, 1996, 1994, 1992, 1990, 1988, 1986, 1984, 1982, 1980, 1978, 1976, 1974, 1972, 1970, 1968, 1966, 1964, 1962, 1960, 1958, 1956, 1954, 1952, 1950, 1948, 1946, 1944, 1942, 1940, 1938, 1936, 1934, 1932, 1930, 1928, 1926, 1924, 1922, 1920, 1918, 1916, 1914, 1912, 1910, 1908, 1906, 1904, 1902, 1900, 1898, 1896, 1894, 1892, 1890, 1888, 1886, 1884, 1882, 1880, 1878, 1876, 1874, 1872, 1870, 1868, 1866, 1864,

Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.

One of the most important tenets of the Ogden Valley General Plan is the guidance that zoning density increases should not occur unless it substantially advances another provision in the plan. This principle appears repeatedly—woven through the Land Use chapter, Rural Character policies, and the community's long view of growth management.

Further, the plan directs existing density toward Village Areas, and supports smaller lots *in or near village areas* provided the increased density is offset by reducing density in other more rural areas of the valley. This helps the community guide growth to the village areas rather than allowing rural sprawl into agricultural or undeveloped lands.

The general plan emphasizes walkable and bikeable neighborhoods and connections between residential areas and village centers, reinforcing the idea that residential growth near villages should support active transportation and community connectivity. This suggests that new residential development near villages should not just be about density, but also about how well it is integrated into the village area's fabric (roads, trails, open space).

The plan calls for a village in the Liberty Area. Unlike the Nordic Area and Old Town and New Town Eden Areas, specific village planning for the Liberty Area has not yet occurred.

A sliver of the western edge of the property is within a quarter-mile of the center of the Liberty Village Area, as illustrated on the Commercial Locations and Village Area map of the general plan (see Figure 4). The Liberty Area village is centered on the intersection adjacent to Liberty Park.

Ways the proposal supports the general plan:

- The site borders subdivisions with one-acre lot patterns, meaning the A-1 zone would be compatible with existing built form.
- Connectivity improvements (extensions of 3750 N and 3900 N) support the Plan's goals for inter-neighborhood integration.
- The property lies near a designated village area, which makes it an ideal density transition area.

Figure 4: Quarter-Mile Radius Around Liberty Village Center.



Ways the proposal conflicts with the general plan:

- The general plan is explicit that increases in residential density outside of village areas should occur only through TDRs.
- The rezoning from AV-3 to A-1 creates additional residential potential without increasing the rural residential character elsewhere in the valley.
- The proposal does not include clustering, open-space preservation, or rural land protections recommended by the Plan.

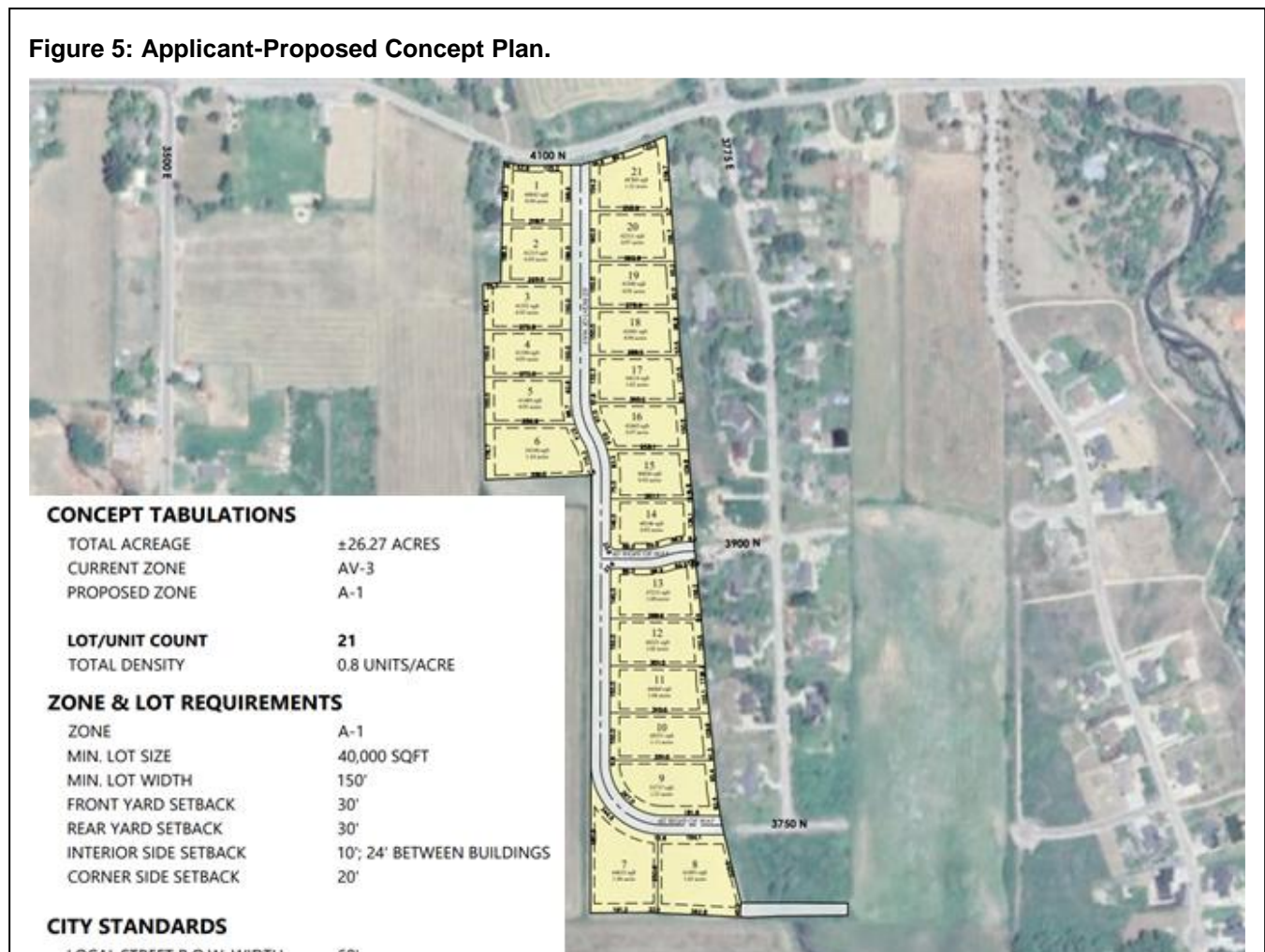
Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.

The Cottonwood Hills Estates (east), Liberty Meadows (south), and Elk Ridge Estates (north) each contain one-densities generally consistent with A-1 zoning. The proposed lot sizes are not incompatible with adjacent existing neighborhoods and would continue the transition from agricultural land to established residential neighborhoods.

The extent to which the proposed amendment may adversely affect adjacent property.

The proposal is unlikely to introduce notable nuisance impacts. Traffic from one-acre lots is generally light, and the east–west road connections substantially improve the area’s future grid connectivity. The Rocky Mountain Power corridor preserves separation from Liberty Meadows, and septic/well development is common in the area.

Figure 5: Applicant-Proposed Concept Plan.



[illegible]

The area lacks centralized water and sewer, meaning increased density comes with watershed sensitivity issues and groundwater considerations under Health Department review. The application suggests that Eden Water and Mountain Sewer are the water and sewer authorities for the area – which is not accurate, but the application narrative has been amended to indicate that each lot will have its own well and septic system.

Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.

Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.

The property has historically been irrigated farmland and has no known sensitive areas.

Staff Recommendation

Based on application of the decision criteria in Section 102-5 and the General Plan's directives for growth and density, staff cannot make a positive finding that this rezone, as proposed, is consistent with long-term land-use policy for the Ogden Valley. If the Planning Commission elects to forward a recommendation of approval, staff strongly advises incorporating the conditions listed below, which can be implemented in a development agreement:

1. Any density increase over that of the AV-3 zone shall be provided by means of transferable development rights that follow the same rules established in the Form Based zone - Section 104-22-11.
2. Dedicate and improve the development's frontage on 4100 North Street to the same half-width standard used by the county for the recently constructed 4100 North connection to Fairways Drive, but with the paved pathway on the south (project) side of the street.
3. Bury 4100 North's existing overhead power for the frontage of the subject property.
4. Coordinate with Rocky Mountain Power to construct a 10-foot wide paved public pathway within the power line corridor that connects from 3500 East and stubs eastward to the easternmost edge of the subject development; provide a 10-foot paved pathway connection along the easternmost edge of the development to connect 3750 North Street to the power line corridor pathway.

This recommendation is offered with the following findings:

1. With the added conditions, the proposal serves as an instrument to further implement the vision, goals, and principles of the general plan.
2. The proposal is consistent with development already in the vicinity.
3. The proposal is not detrimental to the health, safety, and welfare of the valley residents.

If the project is not changed to conform to the general plan, as provided in the above recommendation, then staff recommends denial of the rezone based on the following findings:

1. The proposal is not supported by the general plan.
2. The proposal fails to use transferable development rights as a means of increasing localized density.
3. The proposal makes no meaningful public contributions.
4. The area is not yet ready for the proposed changes to be implemented.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation as proposed by applicant:

I move we forward a positive recommendation to the County Commission for File #ZMA2025-07, an application to rezone approximately 28.65 acres of property located at approximately 3767 E 4100 N from the Agricultural AV-3 zone to the Agricultural A-1 zone. I do so with the following findings:

Example findings for approval:

1. *The changes are supported by the General Plan.*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
3. *The changes will enhance the general health and welfare of residents.*
4. *[_____ add any other desired findings here _____].*

Motion for positive recommendation with changes:

I move we forward a positive recommendation to the County Commission for File #ZMA2025-07, an application to rezone approximately 28.65 acres of property located at approximately 3767 E 4100 N from the Agricultural AV-3 zone to the Agricultural A-1 zone, **but with the following additional changes, edits, and corrections:**

Example Conditions:

1. *Example: **Approval is forwarded with the staff's recommendations provided in this report.***
2. *Example: Amend staff's consideration item # []. It should instead read: [**desired edits here**].*
3. *Etc.*

I do so with the following findings:

Example findings for approval with changes:

1. *Example: **Approval is forwarded with the staff's recommended findings provided in this report.***
2. *The proposed changes are supported by the General Plan. [Add specifics explaining how.]*
3. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
4. *The changes will enhance the general health, safety, and welfare of residents.*
5. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
6. *Etc.*

Motion to recommend **denial:**

I move we forward a recommendation for **denial** to the County Commission for File #ZMA2025-07, an application to rezone approximately 28.65 acres of property located at approximately 3767 E 4100 N from the Agricultural AV-3 zone to the Agricultural A-1 zone. **I do so with the following findings:**

Examples findings for denial:

- *Example: The proposal is not supported by the general plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal fails to use transferable development rights as a means of increasing localized density.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- *[_____ add any other desired findings here _____].*

Exhibits

Exhibit A: Application Information.

Exhibit B: Concept Plan.

Exhibit A - Application Information.

Boren Family Rezone - AV3 to A1

[+ Add Follower](#)[✎ Change Status](#)[✎ Change Review Due Date](#)[✎ Edit Project](#)

Address: Approximately 3767 E 4100 N, Unincorporated Weber County , UT, 84310
Maps: [Google Maps](#)
Project Type: Zoning Map Amendments
Sub Type: Zoning Map Amendments
Created By: [Chase Freebairn](#)
Created On: 10/2/2025

Project Status: Submitted
Status Date: 10/2/2025
File Number: ZMA2025-07
Project Manager: [Charlie Ewert](#)

[Application](#)[Documents](#) 4[Comments](#) 2[Reviews](#) 0[Followers](#) 5[History](#)[Reminder](#) 0[Payments](#) 1[Internal](#) 0

Application

[+ Add Building](#)[+ Add Parcel](#)[✎ Edit Application](#)[+ Add a Contractor](#)[Print](#)[Building Permit](#)

Project Description

The William R. Boren & Norma Jean Boren Family Trust, along with the Boren Family Trust (Trustees), are requesting a rezone of seven (7) parcels totaling approximately 33.53 acres (±) from AV-3 to A-1 in order to allow subdivision and development of the properties into 1-acre residential lots.

Property Address

Approximately 3767 E 4100 N
Unincorporated Weber County , UT, 84310

Property Owner

Jason Boren
801-414-1563
jdboren@hollandhart.com

Representative

Chase Freebairn
801-386-6708
chase@colewest.com

Accessory Dwelling Unit

False

Current Zoning

AV-3

Subdivision Name

Number of new lots being created

21

Lot Number

Lot Size

40,000 Sq. Ft. Min. Lot Sizes

Frontage

Culinary Water Authority

Eden Water Company

Secondary Water Provider

Eden Irrigation Company

Sanitary Sewer Authority

Mountain Sewer

Nearest Hydrant Address

Signed By

Representative, Chase Freebairn

Parcel Number

[✕ Remove](#) 220130022 - [County Map](#)[✕ Remove](#) 220130021 - [County Map](#)[✕ Remove](#) 220100045 - [County Map](#)[✕ Remove](#) 220100050 - [County Map](#)[✕ Remove](#) 220100052 - [County Map](#)[✕ Remove](#) 220090095 - [County Map](#)[✕ Remove](#) 220090096 - [County Map](#)

Narrative

Due to the unfortunate passing of the Boren family patriarch, the trustees of the William R. Boren & Norma Jean Boren Family Trust, along with the Boren Family Trust, are seeking to rezone seven (7) family-owned parcels totaling approximately 33.53 acres from AV-3 to A-1. This request will allow for the subdivision and development of the properties into 1-acre residential building lots.

The Boren family has deep ties to this land and its long-standing agricultural traditions. As the trustees now look toward the future stewardship of these properties, their intent is to balance the preservation of Ogden Valley's rural character with the community's growing need for additional housing opportunities.

This area of unincorporated Weber County, commonly referred to as Eden and Liberty, has experienced increased demand for new housing, yet opportunities for appropriately sized single-family lots remain limited. Rezoning to A-1 provides for 1-acre lots, which offer a natural and cohesive transition within the historically agricultural landscape. Importantly, the A-1 zone continues to allow both agricultural and residential uses, ensuring that the land's heritage remains honored while accommodating carefully planned growth.

The proposed rezone strikes the right balance between honoring the agricultural past and preparing for the valley's future. It will provide much-needed new housing supply, support responsible growth, and maintain the rural identity of Ogden Valley. The Boren family's request represents a thoughtful approach to land use that respects the character of the community while helping address its pressing housing needs.

Project Narrative (Contd.)

Culinary Water (planned access):

The project will utilize **individual private wells** for culinary water. Wells will be permitted through the Utah Division of Water Rights and designed/constructed in accordance with state and county standards, including required separation distances from septic systems and compliance with any applicable drinking water source protection zones.

Irrigation and Landscape Watering:

Irrigation and landscape watering will be provided by **Liberty Irrigation Company**. The current property owner holds **94.5 Liberty Irrigation water shares**, which will remain allocated to the property and are intended to serve the project's irrigation demands. Coordination with Liberty Irrigation will occur as needed to confirm delivery, point of connection, and applicable requirements for system design and operation.

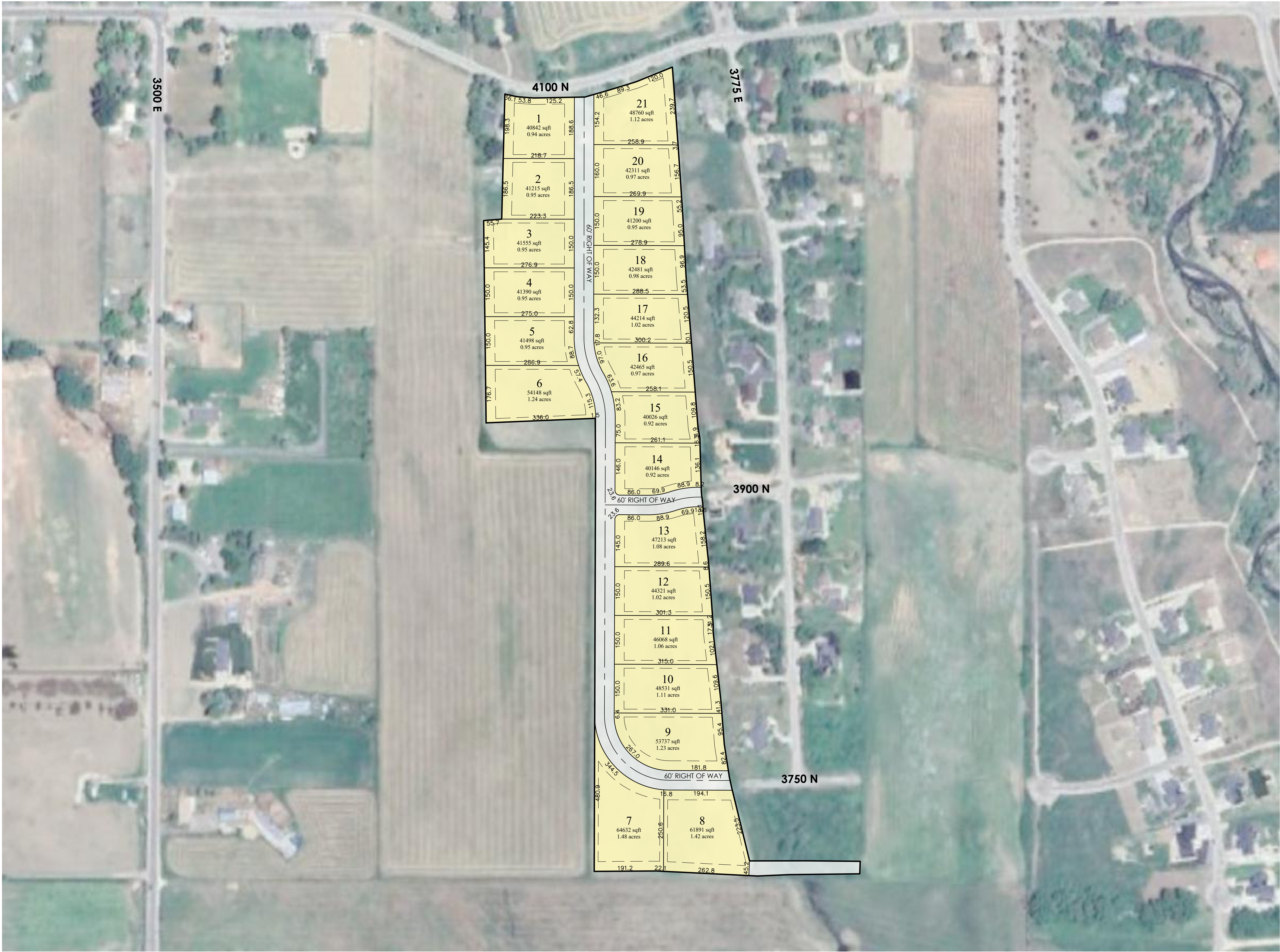
Wastewater Disposal (planned access):

The project will utilize **individual onsite septic systems**. Percolation testing and system design will be completed by a licensed professional and reviewed/permitted by the Weber-Morgan Health Department. We understand septic systems are restricted within certain **Drinking Water Source Protection (DWSP) zones**. We will obtain and review the source-protection zone shapefile for the **new Nordic well west of the site** and will **site all septic systems outside any prohibited DWSP zones**. Lotting and/or system locations will be adjusted as needed to ensure full compliance.

Parks and Open Space (proposed plan/donation):

We propose a land donation to support open space and potential transportation needs. Specifically, we intend to **donate and deed Parcel #220090096 (±1.24 acres) to Weber County** for use as **open space** or, at the County's discretion, **future right-of-way expansion of 4100 N**. A legal description and exhibit can be provided upon request.

Exhibit B: Concept Plan.



CONCEPT TABULATIONS

TOTAL ACREAGE	±26.27 ACRES
CURRENT ZONE	AV-3
PROPOSED ZONE	A-1

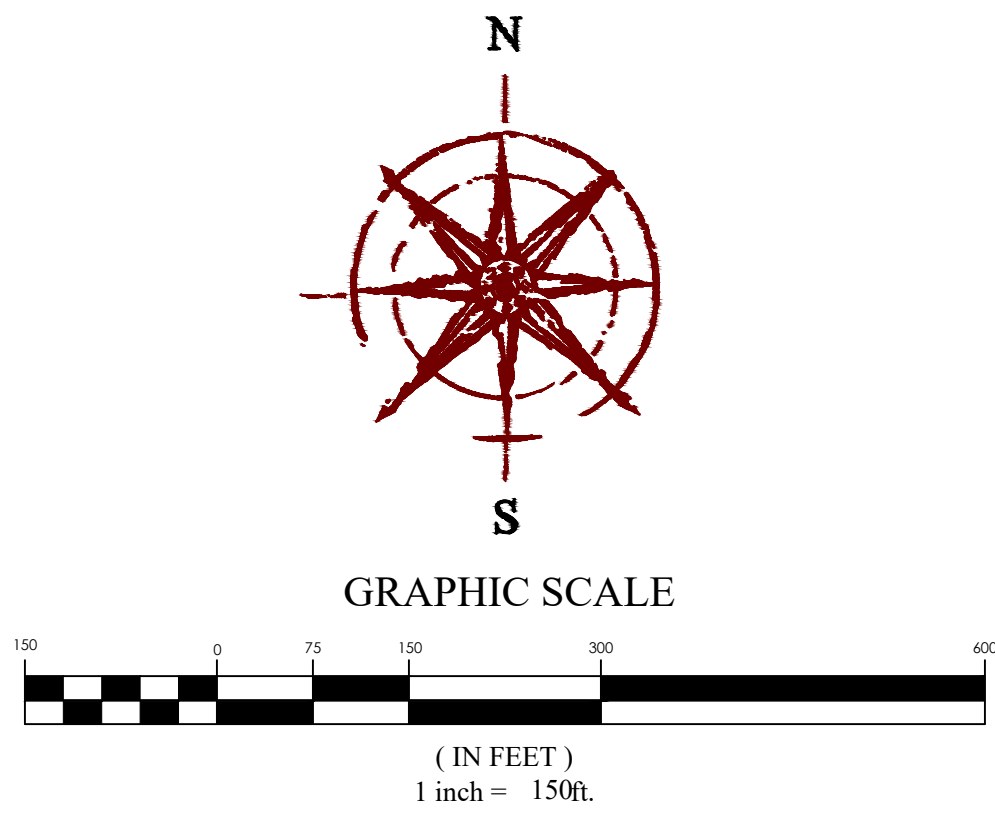
LOT/UNIT COUNT	21
TOTAL DENSITY	0.8 UNITS/ACRE

ZONE & LOT REQUIREMENTS

ZONE	A-1
MIN. LOT SIZE	40,000 SQFT
MIN. LOT WIDTH	150'
FRONT YARD SETBACK	30'
REAR YARD SETBACK	30'
INTERIOR SIDE SETBACK	10'; 24' BETWEEN BUILDINGS
CORNER SIDE SETBACK	20'

CITY STANDARDS

LOCAL STREET R.O.W. WIDTH	60'
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BOREN PROPERTY EAST concept A

EDEN, WEBER COUNTY
9/9/2025
25-0291

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

