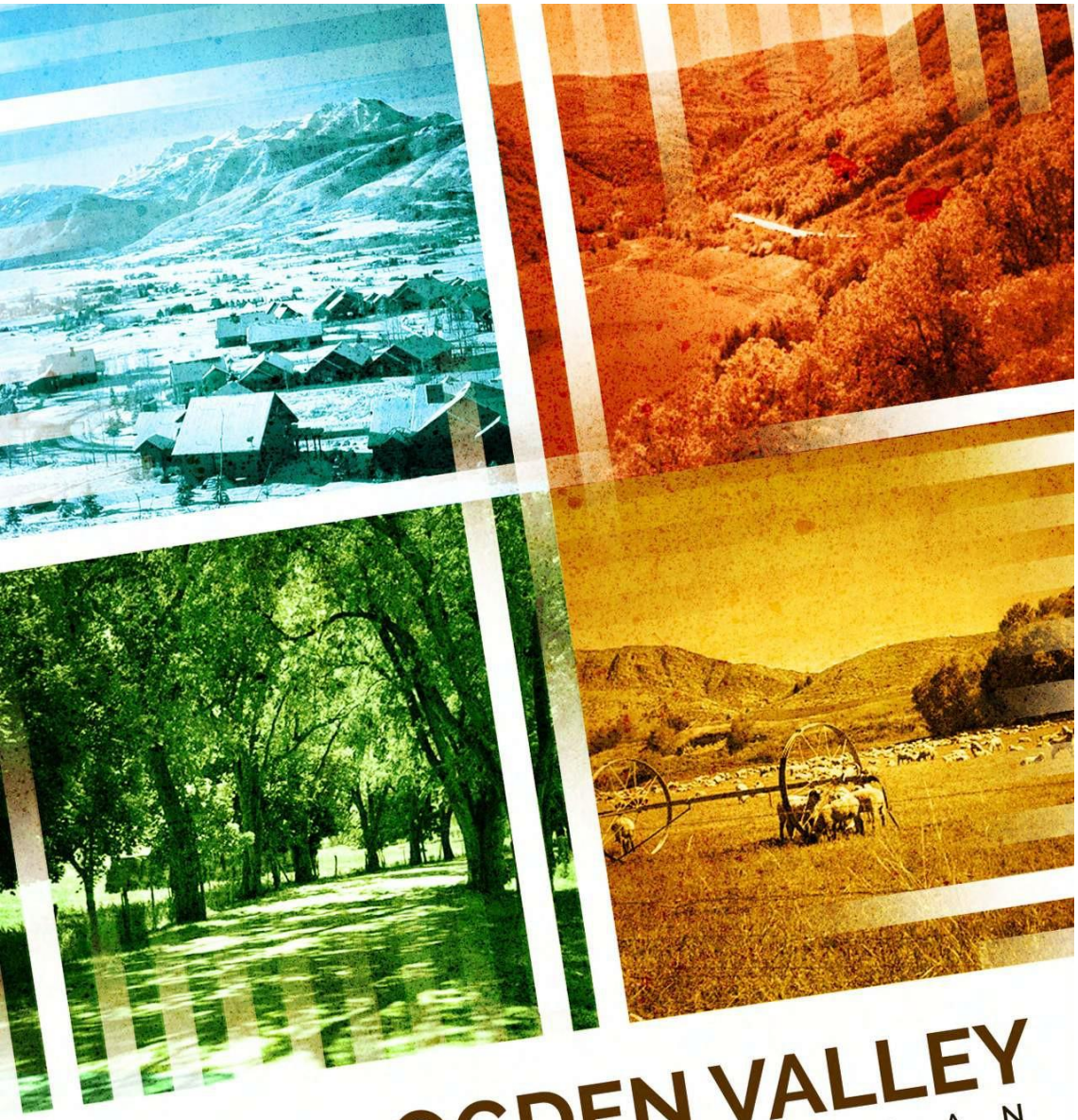


OGDEN VALLEY
GENERAL PLAN
2016

~~Adopted August 30, 2016, Resolution #28-2016~~
~~Amended November 19, 2019, Resolution #58-2019~~
Ogden Valley City Draft 3/7/2026

Acknowledgments

The Ogden Valley Community

Special appreciation is given to all community members who participated in stakeholder interviews, attended General Plan meetings and events, completed surveys, and provided their comments throughout this process.

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Vision: The rural character of Ogden Valley is defined by its open fields, agricultural lands, stands of trees, peace and quiet, dark skies, clean air and water, abundant wildlife, and small villages; by Pineview Reservoir; by historic Ogden Canyon and by the long views of the surrounding foothills and mountain background. The Ogden Valley community desires physical development to complement, not overwhelm or compete with, the rural character of the Valley. ~~in the Ogden Valley planning area, Weber County~~ Ogden Valley City will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.

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Vision: The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities and are designed in a manner that protects the Valley's character. Residential development should be centered around villages and town centers and designed to provide open spaces and efficient uses of the land.

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ABSTRACT & REFERENCE TABLE

The purpose of the Ogden Valley General Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of the Ogden Valley Planning Area. The Plan provides Weber County and Valley residents with a set of Community Character, Land Use, Residential Development, Commercial Development, Transportation, Public Facilities, and Recreation goals and principles to guide development and redevelopment of the Valley. Corresponding implementation projects are provided to accomplish the desired results of the plan.

This Plan recommends tools to guide development in a manner that respects the character of the valley and does not unduly burden property owners. The goals, policies, and implementation of this General Plan are designed to support a middle ground between major downzoning and the continuation of past development patterns in order to preserve property rights, minimize the impacts of development that does occur, and protect the features and character of Ogden Valley that residents value. Tools suggested include transfer and purchase of development rights, conservation easements, design guidelines, and dark sky controls.

The following icons represent general topics discussed in this plan. They will appear in the margin on a page of the Plan Elements where the topic is present.

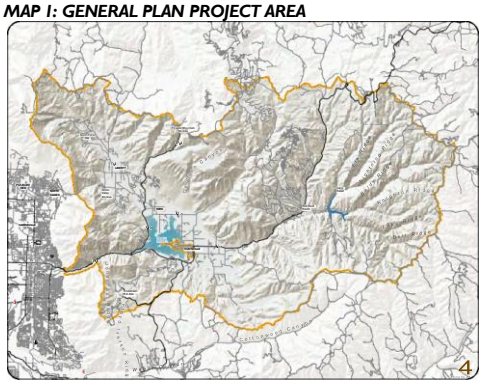
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I. INTRODUCTION

The abundant open space, small-town feel, proximity to Ogden City's services, and diverse recreational opportunities are a few of the things that make Ogden Valley one of Utah's most sought-after places for families, retirees, and visitors to live and play. This desirability has resulted in significant growth over the last decade and a half. The planning area for this General Plan includes the Ogden Valley and Ogden Canyon as shown on Map 1. Ogden Valley has been the subject of a number of planning projects since adoption of the 1998 Ogden Valley General Plan. Those include the 2005 Ogden Valley General Plan Recreation Element, the 2010 Weber County Cooperative Pathways Master Plan, the 2013 Ogden Valley Pathway Master Plan, the 2014 Ogden Valley Maximum Zoning Density Study, the 2015 draft Ogden Valley Transportation Master Plan, and various other planning efforts by federal and state agencies and academic institutions.

MAP 1: GENERAL PLAN PROJECT AREA



The purpose of this plan, pursuant to UCA §17-27a-405, is to provide an advisory guide from which decisions of the County can be made about land use and community investment in the Ogden Valley. To this end, the goals, principles, and implementation strategies herein are a comprehensive set of aspirations that are intended to provide opportunities to influence a balance amongst various competing interests in decision-making deliberations. The plan establishes broadly supported citizen-guidance for staff in the Community and Economic Development Department and the Parks,

The public engagement for this planning document was conducted primarily in 2015 and 2016. As Ogden Valley City pursued incorporation in 2025, working groups of interested citizens convened to review potential changes to plan and ordinances that guide development in the Valley. The content of this plan, while dated, was considered to remain representative of the vision, goals and objectives of the community. Statistical information on population and housing have been updated, and technical changes have been made to remove references to Weber County authority and areas of the Valley not within the City's jurisdiction, but the general intent of the plan remains the same.

Recreation, and Culture Department, as well as for other County personnel, the Planning Commission, the County Commission, civic leaders, stakeholders, and residents. Decision makers should refer to this plan to inform the budget and timing for capital improvements and to prepare land use code revisions and programs. The aspirations of this plan are not intended to offer a mandate for future decision making. Implementation of this plan should be context appropriate, and should be supported by evidence that it is the right time, right place, and right set of circumstances for the implementation.

This general plan update is intended (1) to verify that there is still sufficient public support to carry forward the vision and policy directions of past planning efforts and (2) to consolidate past planning efforts into one clear, concise document with cohesive and streamlined implementation strategies. To do so, it was necessary to reconfirm the community's vision and, given that vision, reimagine various alternatives for the Valley's future. The Ogden Valley Vision Document, published in May 2015 and included in the Plan Study Appendix, documents the community's current vision for the future of the Valley. The County held several workshops and open houses to flesh out residents' "big ideas" for the Valley's future. After visioning, exploring alternative scenarios, and evaluating big ideas and choices, it is clear that the overall values of Valley residents have remained constant over the last 10–20 years.

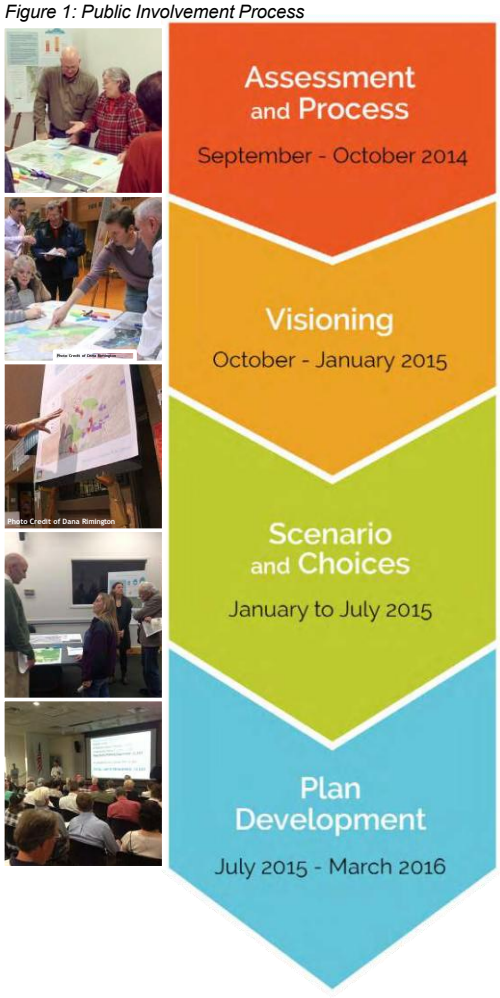
This updated Ogden Valley General Plan contains goals, principles, and implementation measures that are more readily implementable than those of past plans. These goals, principles, and implementation measures are designed to advance the vision and initiatives that Ogden Valley residents continue to support from earlier planning efforts.

Because most decisions about land use and community investment are made at a site-scale level—for example, a site plan for a commercial building or a trailhead or other recreation improvement—it is often difficult to fully comprehend that the sum of all site-scale land-use decisions is what creates a community. Most of these decisions are made in increments and phases. To ensure an excellent outcome, these incremental decisions need to be coordinated with a long-term plan and vision through implementation of great land-use ordinances and ~~County~~ City programs.

Because land-use decisions are made incrementally, their cumulative effects shape not only the physical character of the Valley but also its natural systems. Ogden Valley functions as an interconnected watershed in which land-use patterns influence groundwater, streams, wetlands, and downstream water bodies over time. Recognizing this connectivity provides context for understanding how incremental decisions contribute to long-term community outcomes. More detailed water-resource policies, if desired, may be considered through future General Plan updates and public engagement.

CREATING THE PLAN THROUGH PUBLIC INVOLVEMENT

Figure 1: Public Involvement Process



1,000+ participants engaged throughout the Plan process

Effective general plans are based on the character of the community and the values held by its residents. This plan was based on broad input received through an extensive and multifaceted public involvement process. The process was designed to help the community drill down to core interests, desires, and concepts about the way Ogden Valley should develop in the coming years. Considering the amount of planning in the Valley over the past two decades, it was imperative that the community was enabled to think broadly about the future without the pressure of filtering their thoughts through past planning constraints. The process was designed to unbridle the community's imagination about the future in order to challenge the perceptions of the past.

in addition to clarifying the community's vision for the desired future of the Valley, public input was useful for determining the effectiveness of past planning efforts and was instrumental in identifying new opportunities and new priority projects for the future.

The consultant team used a variety of methods to gain the broadest possible participation and input from Valley residents and stakeholders. Early in the project, the team held one-on-one and small-group interviews with a cross section of over 30 community leaders and representatives. A Citizen Advisory Committee was formed to offer feedback on project events, review draft materials, and brainstorm ideas and implementation strategies. The Ogden Valley Plan website (www.ValleyPlan.com) was established as an informational hub for the planning process, providing links to documents and notification of opportunities to participate. After each major event, materials were posted online to continue the dialogue and to give those not in attendance a chance to participate.

Four open houses and workshops were held to inform and gather feedback from the community during different phases of the process. After some workshops, online surveys were used to help answer follow-up questions. By using online surveys to complement the workshops, feedback was compiled consistently and effectively across mediums. Mobile workshops were held at various locations throughout the Valley to engage different demographics, and presentations at the junior high school brought together different perspectives.

USING THE GENERAL PLAN

The Ogden Valley General Plan is organized into two documents—the General Plan and the Plan Study Appendix. The General Plan document, which contains the vision, goals, principles, and implementation strategies for the Plan, consists of an introduction and seven Plan elements, each of which addresses an aspect of planning for the future of the Valley. The Plan Study Appendix contains the interim project work products, public involvement summaries, statistical information, and data supporting the development of the General Plan. It also includes, by specific reference herein, past planning efforts.

How were the Draft Plan Principles and supporting projects developed? Through:

1. **Hundreds of conversations during the 14-month planning process, including several online surveys.**
2. **A diverse Citizen Advisory Committee and advice from County and City departments and Valley organizations.**
3. **~~County Commission~~City Council and Planning Commis-sion guidance.**
4. **Ideas advanced from past adopted plans.**

Hint: if a word is underlined in green in this document, its definition is included in Appendix A: Glossary of Terms. You can click on the word to open Appendix A.

During the General Plan update process, Weber County revisited its earlier planning efforts to evaluate its land-use and built-environment principles for Ogden Valley to ensure their alignment with the current values and vision of Valley residents. The seven elements of this Plan address and incorporate the vision and desired outcomes the community identified. They address the aspects of Ogden Valley that are important for maintaining quality of life as the Valley grows. Each Plan element, which begins with a vision statement, describes the current and future conditions relevant to that element and recommends a series of goals and principles to inform future decision making in a manner that achieves the community's vision. Provided with each recommended principle are implementation actions proposed to achieve the desired outcomes. The City may also support education, outreach, and voluntary stewardship programs as complimentary tools.

Goals describe the vision-based outcomes desired by Valley residents.

Principles are statements related to particular goals upon which ~~Weber County~~the City will rely in future decision making.

Implementation describes the strategies and actions the ~~County~~ City proposes to undertake to achieve Plan principles. implementation strategies and actions reach across departments and divisions to identify what should be initiated to support the implementation of the General Plan. The costs and funding of implementation should be determined by the ~~County Commission~~City Council as it considers annual budgets and future budgetary needs. While most General Plan goals have accompanying implementation measures, some goals would be achieved by application of the goal principles in future decision-making, so no specific implementation task is identified. Therefore, even if a possible implementation measure is not explicitly stated, it does not mean it shouldn't be considered to achieve the goals of this Plan.

Maps are provided for reference throughout the General Plan. in the event a provision of the General Plan text conflicts with information provided in a map, the text provision controls.

2. COMMUNITY CHARACTER

Vision: The rural character of Ogden Valley is defined by its open fields, agricultural lands, stands of trees, peace and quiet, dark skies, clean air and water, abundant wildlife, and small villages; by Pineview Reservoir; by historic Ogden Canyon and by the long views of the surrounding foothills and mountain background. The Ogden Valley community desires physical development to complement, not overwhelm or compete with, the rural character of the Valley. ~~in the Ogden Valley planning area,~~ ~~Weber County~~Ogden Valley City will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.

PRESENT AND FUTURE CONDITIONS

Residents feel that the physical features and development patterns of Ogden Valley should be compatible with and complement the natural environment and rural character of the Valley. This element addresses the aspects of the natural and built environments of Ogden Valley that contribute to a distinct sense of place. Ogden Valley contains a mix of developed areas and open spaces. Developed areas include residential and commercial buildings, public buildings, streets, and infrastructure. Open spaces include parks, farms, fields, hillsides, and the mountain backdrop of Ogden Valley. From nearly every point in the Valley, there are beautiful views of the surrounding mountains or Pineview Reservoir. The natural beauty of Ogden Valley is a valuable asset to residents. Residents want to ensure that new development enhances, not detracts from, Ogden Valley's character.

Gateways and Viewsheds

Ogden Valley's natural setting provides opportunities for spectacular views of local agriculture, the mountains, Pineview Reservoir, and the stars in the night sky. The visual values of the Valley are most evident at major entry points, or gateways, and from roadways extending through the community. Residents feel that an important aspect of preserving the Valley's rural character includes maintaining the sense of arrival at Ogden Valley gateways and preserving open view corridors at key points within the Valley. Residents do not want development to be obtrusive or to unduly compromise these views. Gateway areas can also buffer the transition of land uses from open spaces at the gateways to more developed areas.

MAP 2: VIEWSHED ANALYSIS

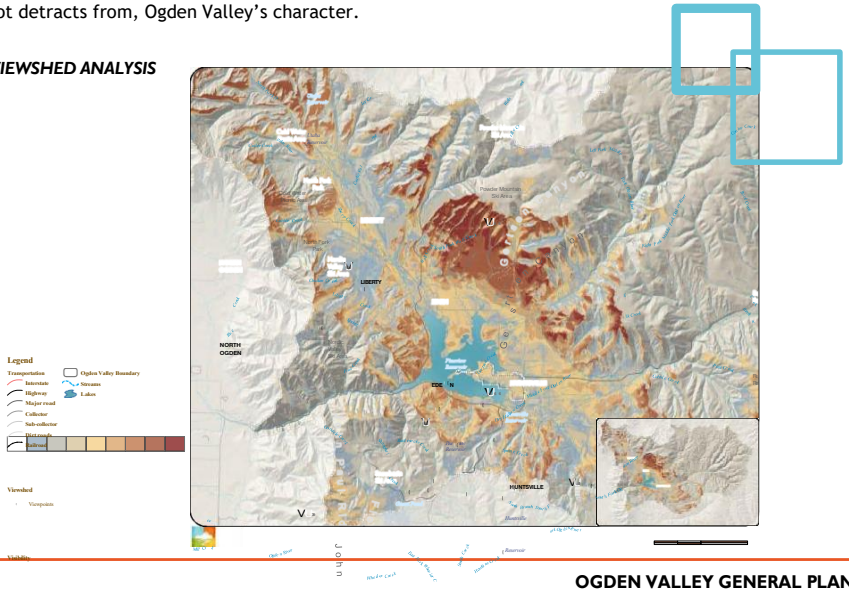




Figure 2: A range of character defining features in Ogden Valley.

Open Space and Agriculture

Integral elements of the character of the Ogden Valley plan area are the open farm fields, grasslands and pastures of the Ogden Valley. In much of the rural west, agricultural areas provide for well-managed open spaces that are enjoyed by residents and visitors to the area. The presence of livestock, farm machinery and isolated farm houses contribute to the rural character of Ogden Valley. Residents generally support the continuation of viable agricultural operations in Ogden Valley as one of the most significant contributions to the rural character of the Valley. Residents understand that farming and other agricultural operations result in noises, smells, periodic obstruction of roads to move farm equipment and other activities that are a part of living in an agricultural area. Threats to agricultural production include availability of water and the spreading of noxious weeds.

Wildlife

Ogden Canyon and the foothills and mountains that surround Ogden Valley provide habitat for a variety of birds and wildlife species. As well, farm fields and the corridors around streams and Pineview Reservoir offer habitats for birds, fish and smaller animals. Many of the mountain wildlife species also frequent the developed areas of Ogden Canyon and Ogden Valley, and the close proximity of birds and wildlife contributes significantly to the rural character of life in Ogden Valley. Although the wildlife is a key character feature of Ogden Valley, the goals and principles to support this feature are located in the Land Use Element of this plan.

Clean Air and Water

Ogden Valley functions as a mountain basin system in which air movement and quality can be highly dependent on regional weather patterns. Ogden Valley ~~and Ogden Canyon~~ residents value the clean air of the Plan area. While the Valley is not completely free of periods of winter inversions it is important to area residents to work to protect the generally good air quality of Ogden Valley, as it contributes to both the health of the residents and the rural character of the area.

The Valley hydrologic system is also constrained, with limited groundwater recharge areas and highly cumulative impacts to aquifer levels and water quality. Long-term land use decisions must consider these basin-wide limitations.

The surface water resources of the study area, to include Pineview Reservoir, the Ogden River and other streams, springs and ponds, offer recreational opportunities and excellent fish habitat, and contribute to the rural character of the study area. Preserving the quality and function of these water resources is important to residents and landowners.

Ground water resources in the study area are extremely valuable, as most culinary water sources are from wells. There is great concern among residents about over-allocation or pollution of ground water aquifers. To identify potential groundwater source areas, ~~there is currently~~ an ~~ongoing~~ Ogden Valley Hydrogeology Study was ~~being~~ conducted by Utah Geological Survey~~. Anticipated completion date is summer~~ in 2017. Please refer to the Utilities and Public Services element for more information regarding water quantity and quality in Ogden Valley.

Dark Sky Preservation

Ogden Valley residents have expressed a strong desire to preserve their legacy dark skies. In 2000, dark-sky lighting and sign ordinances were passed, and in spring 2015, North Fork Park became the world's 21st International Dark Sky Park, constituting a northern anchor for the national parks in Utah that have also been accredited. Astrotourism (a natural companion to agritourism) is an accelerating trend that not only can support the local economy but also can honor Ogden Valley's rural heritage and distinct natural beauty.

~~Ogden Canyon~~

~~Ogden Canyon is the route for State Route 39 from Ogden to the Ogden Valley. The history and environmental, aesthetic, and recreational aspects of Ogden Canyon make it a special place to the people who live there, and an important recreational destination for visitors.~~

~~"Ogden Canyon is rugged and narrow throughout much of its length. In a number of spots, the canyon widens out and residential areas have been developed. Many residential homes have been constructed along the river, with several constructed higher on the mountain away from the river. These residential areas began as summer residences and over the years some have been upgraded and made into year-round residences. Some of these areas were centered around resorts and lodges, such as the Hermitage and the Idlewild.~~

~~There are currently seven distinct neighborhoods in Ogden Canyon: Peery Camp, Fairmont Subdivision, The Cobbles (historically known as Lewis Grove), The Hermitage, Valhalla, Wildwood, and Idlewild. These neighborhoods each have bridges across the Ogden River to access the small communities. Some of the residents have held the land in their family for over 100 years and live there year-round, while others are vacation homes owned by people who live most of the year outside the Canyon."~~[1]

Historic Preservation

Ogden Valley has a rich cultural heritage. Several areas within the Valley have played important roles in the early development of Weber County and the State of Utah. Today, the Valley's history and cultural resources continue to contribute to the Valley's charm and character. However, little has been formally done to preserve historic structures and resources, and there are no listings on the National Register of Historic Places in the planning area. Identifying and preserving historical and cultural resources is an important County objective. Valley residents have identified several possible historical and cultural sites including, but not limited to:

The Blacksmith Shop
Chard property
Rhodes property
Brick kilns
Monastery
Old Eden Square
Shooting Star Saloon

There are 164 historic structures located in Ogden Canyon. Twenty three properties (including five bridges) are eligible for inclusion on the National Register of Historic Places (NRHP). These historical elements, along with the spectacular scenery and Ogden River, have made Ogden Canyon a visitor and recreation destination[2].

In addition to individual historic and cultural features, both the Ogden Valley and Ogden Canyon are areas with rich histories, and the overall geography and historic patterns of development could constitute cultural landscapes3 which provide the richness and complexity of the human story of the area.

The natural setting and built environment of present-day Ogden Valley and Ogden Canyon contribute to the overall character of the study area and can offer guidance for future development.

1 Utah Department of Transportation, Ogden Canyon Transpor-tation Use Study Phase i Report, September 2015

2 Utah Department of Transportation, Ogden Canyon Transportation Use Study Phase I Report, September 2015

3 The U.S. National Park Service offers examples of cultural land-scapes as follows: "Examples of cultural landscapes range from a small homestead to a formally designed estate, a country road to a scenic parkway, a school yard to an industrial complex, and a farm-stead to a civil war battlefield."

GOALS, PRINCIPLES, AND IMPLEMENTATION

Gateways and Viewsheds Goal 1: A goal of ~~Weber County~~ Ogden Valley City is to protect attractive gateways to Ogden Valley that promote the community character.

Gateways and Viewsheds Principle 1.1: Minimize and discourage visually prominent development at gateways to Ogden Valley.

Gateways and Viewsheds Implementation 1.1.1: Identify gateways into the Valley at each of the six Ogden Valley gateway areas: Ogden Canyon top and bottom, Trappers Loop, North Ogden Divide, Avon Divide, and the Monte Cristo Road. Consider establishing an Ogden Valley Gateway Overlay Zone or similar management tool to manage development in gateway areas.

Gateways and Viewsheds Implementation 1.1.2: Establish design standards for development in the gateway areas. Use landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at each Ogden Valley entrance to welcome visitors and establish the character of the Valley.

Gateways and Viewsheds Goal 2: A goal of ~~Weber County~~ Ogden Valley City is to protect the Valley's sense of openness and rural character.

Gateways and Viewsheds Principle 2.1: Encourage the preservation and maintenance of significant trees, shrubs, and other natural vegetation in riparian and other natural areas.

Gateways and Viewsheds Implementation 2.1.1: Provide standards that require development to protect significant vegetation in riparian and other natural areas.

Gateways and Viewsheds Principle 2.2: Encourage creative development designs that preserve natural, agricultural, and other open spaces, including clustered and mixed-use developments.

Gateways and Viewsheds Implementation 2.2.1: Update and strengthen detailed development guidelines that provide key direction and support for best development and management practices.

Gateways and Viewsheds Implementation 2.2.2: Revise ~~County~~ City development standards to require clustering and site planning for all residential developments of [establish the number of units by ordinance] in the Agricultural Protection and Open Space Overlay Zone areas, as referenced in Land Use implementation 1.5.1. Require site planning to minimize site disturbance and lot coverage on large lots (5.25 acres and larger).

Gateways and Viewsheds Implementation 2.2.3: ~~Weber County~~Ogden Valley City should consider requiring the burial of future power distribution lines. (see Utilities and Public Services implementation 4.1.1)

Gateways and Viewsheds Implementation 2.2.4: Revise ~~County~~ City development standards to ensure that utility and public facility projects utilize elements such as building materials, fencing and lighting that are compatible with the rural character of the Valley.

Gateways and Viewsheds Principle 2.3: Encourage context-appropriate wayfinding and educational signage and public art in public spaces throughout the Valley.

Gateways and Viewsheds Implementation 2.3.1: Consider development of an Ogden Valley welcome center at the intersection of the Trappers Loop Road and SR 39 to provide information about Ogden Valley, and its history, recreational opportunities, and visitor destinations.

Gateways and Viewsheds Goal 3: A goal of ~~Weber County~~Ogden Valley City is to protect key viewsheds throughout the Valley.

Gateways and Viewsheds Principle 3.1: Protect viewsheds throughout the Valley including views of the mountains and Pineview Reservoir.

Gateways and Viewsheds Implementation 3.1.1: identify important views and viewsheds in the Valley. Use setback and design standards to protect these views.

Gateways and Viewsheds Principle 3.2: Avoid visually prominent structures, hillside cuts, and vegetation removal that alter the visual quality of the Valley's viewsheds. Ensure that all development minimizes site disturbance and lot coverage and requires effective site restoration, revegetation, and weed control.

Gateways and Viewsheds Implementation 3.2.1: Strengthen ~~County ordinances~~City ordinances to revise ridgeline and hillside development standards to ensure that the natural ridgeline form is protected from identified viewpoints throughout the Valley and that hillside development is designed to minimize visual impacts.

Clean Air and Water Goal 1: A goal of ~~Weber County~~Ogden Valley City is to protect the Valley's air and water quality. (See also Residential Development Goal 3)

Clean Air and Water Principle 1.1: Promote energy-efficient & sustainable development practices to improve and protect air and water quality.

Gateways and Viewsheds Implementation 1.1.1: incorporate air and water quality protection considerations in the development review and approval process.

Dark Sky Preservation Goal 1: A goal of ~~Weber County~~Ogden Valley City is to protect the night sky in order to preserve the Valley's rural character and heritage.

Dark Sky Preservation Principle 1.1: Encourage programs for residential and agricultural dark-sky-lighting compliance.

Dark Sky Preservation Implementation 1.1.1: Review the current dark-sky lighting ordinance for consistency with dark-sky principle and current technology; identify possible updates. Consider amendments as necessary.

Dark Sky Preservation Principle 1.2: Promote the accreditation of North Fork Park as the world's 21st international Dark Sky Park, and encourage astro-, agri-, and ecotourism development.

Dark Sky Preservation Implementation 1.2.1: Evaluate current dark-sky sign ordinance for community character effectiveness and competitiveness with other Amenity West[1] communities; identify possible updates.

~~Ogden Canyon Goal 1: A goal of Weber County is to, in harmony with existing residential uses, protect the historical, natural, and recreational resources in Ogden Canyon.~~

~~Ogden Canyon Principle 1.1:~~ ~~in harmony with existing residential uses, support the development and improvement of recreational amenities in Ogden Canyon, such as trails, hiking and climbing routes, access to the Ogden River, and public facilities like restrooms and picnic areas.~~

~~Ogden Canyon Implementation 1.1.1:~~ ~~Support creation of the Ogden Canyon Trail.~~

1 Amenity West is a term, coined by Weber State University geographer Jeremy Bryson, used to refer to the resort communities [sometimes called Gateway Communities - see book Balancing Nature and Commerce in Gateway Communities] with which Ogden Valley competes e.g., Jackson, Sun Valley, Steamboat Springs, Aspen, Telluride etc.

~~**Ogden Canyon Principle 1.2:** Protect the unique historical, geological, and recreational features of Ogden Canyon. Protect the free flowing nature of the Ogden River and its channel and riparian areas.~~

~~**Ogden Canyon Implementation 1.2.1:** Work with UDOT and local landowners during the Ogden Canyon Transportation Use Study to protect the historical, geologic, natural and recreational resources of Ogden Canyon to the extent possible.~~

~~**Ogden Canyon Implementation 1.2.2:** Ensure that projects proposed for Ogden Canyon recognize its importance as a historical, recreational visitor destination, and Ogden River Scenic Byway, and protect the historic, cultural, recreational and natural resources of the Canyon.~~

Historic Preservation Goal 1: A goal of ~~Weber County~~Ogden Valley City is to preserve, promote, and enhance Ogden Valley's authenticity, history, and heritage.

Historic Preservation Principle 1.1: Pursue opportunities that support the preservation of Ogden Valley's history and heritage.

Historic Preservation Implementation 1.1.1: Support a community based initiative to survey, document, and maintain a database of all historic and cultural properties in the Ogden Valley planning area.

Historic Preservation Implementation 1.1.2: Support the development of a historic/cultural site protection program to minimize the loss of historic and architecturally significant properties in the Ogden Valley planning area.

Historic Preservation Implementation 1.1.3: Require all new commercial and multifamily development or redevelopment to be architecturally and visually compatible with neighboring historic properties. Encourage all new single, two, or three family residential development to be architecturally and visually compatible with neighboring historic properties.

3. LAND USE

Vision: The Ogden Valley community desires a place where land uses support healthy physical, social, and economic interactions. Land uses in Ogden Valley should complement, not overwhelm or compete with, the rural character of the Valley, as defined in the Community Character element vision statement.

PRESENT AND FUTURE CONDITIONS

This chapter examines historical and current patterns of land use and development, as well as growth trends, in Ogden Valley and describes the Valley's preferred future patterns, as supported by public input, and establishes goals and principles to achieve the desired outcomes. A summary of public involvement and participation is provided in the Plan Study Appendix.

Ogden Valley accommodates a variety of residential, commercial, agricultural, and recreational land uses. The major development pressures over the past two decades have been for new residential and resort development, as well as for some new commercial development. The dominant land uses in Ogden Valley are the open spaces created by ranching, farming, public lands, and natural open spaces. The open lands and scenic beauty of Ogden Valley are major defining features of the Valley and are among the Valley's most valuable assets. Most of the open lands in Ogden Valley are the hillsides and forests of the surrounding mountains. Much of the Valley floor is agricultural land, which also provides open space and beautiful mountain vistas. Pineview Reservoir also contributes to the open feel of Ogden Valley. Ogden Canyon is known for its natural scenic beauty and historical structures. SR-39 through Ogden Canyon is designated as a Utah Scenic Byway from i-15 to Monte Cristo.

Residential uses in Ogden Valley are predominantly single-family homes and multifamily resort residences. The Ogden Valley planning area contains about ~~4,468~~4,745 residential dwelling units. There are individual commercial uses spread throughout many parts of the Valley, but most approved commercial land uses are clustered in Huntsville, Eden, Old Eden, Wolf Creek, the Trappers Loop junction, and the resort areas. For more information about residential and commercial development, see the Residential Development and Housing Element and Commercial Development Element chapters of this Plan.

The Ogden Valley planning area contains approximately 210,000 acres of land. The relative proportions of land uses in the Ogden Valley planning area as a whole can be approximated from the areas of current zoning and resort master planned designations for the Ogden Valley planning area as follows:

Table 1: Current Ogden Valley Zoning Designations

ZONE	Acres	Percent
~~Forestry, Shoreline, and Open Space zones (currently primarily undeveloped areas)~~	~~181,000~~	~~86%~~
~~Agricultural zones, including the Forest Valley zone~~	~~22,000~~	~~11%~~
~~Residential zones, including Forest Residential zones~~	~~2,300~~	~~1%~~
~~Recreation and Resort Zones, not including recreation and resort commercial~~	~~3,865~~	~~2%~~
~~Commercial and Manufacturing zones, including the commercial in recreation and resort zones~~	~~235~~	~~.11%~~

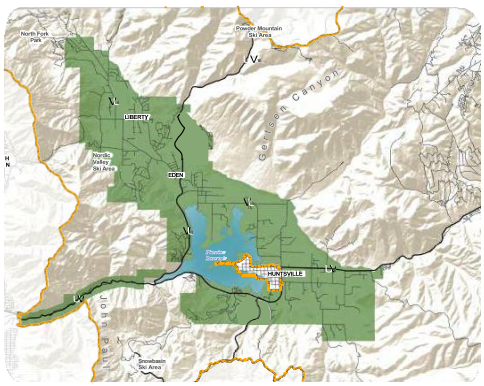
On the Valley floor, (approximately 30,308 acres, see map on following page for the general boundary) the acreages of current zoning are as follows:

Table 2: Ogden Valley Floor Zoning Designations

ZONE	Acres	Percent
~~Shoreline and Open Space zones:~~	~~5,900~~	~~19%~~
~~Agricultural zones, including the Forest Valley zone~~	~~22,000~~	~~72%~~
~~Residential zones, including Forest Residential zones~~	~~2,300~~	~~8%~~
~~Recreation and Resort Zones, not including recreation and resort commercial~~	~~258~~	~~1%~~
~~Commercial and Manufacturing zones, including the commercial in recreation and resort zones~~	~~129~~	~~.4%~~

Zone	Acres	Percent
Agriculture AV-3	9,450	23%
Commercial CRV-1	138	0.3%
Commercial CV-2	104	0.2%
Resort DRR-1	2.4	0.005%
Forest F-40	7,744	18%
Forest F-5	8,785	21%
Form Based FB	128	0.3%
Forest Residential FR-3	198	0.4%
Forest Falley FV-3	9,263	22%
Gravel G	12	0.02%
Master Planned Development MPD	511	1.2%
Manufacturing MV-1	8.5	0.02%
Open Space O-1	1,130	2%
Residential Estates RE-15	484	1%
Residential Estates RE-20	436	1%
Residential Manufactured Homes RMH	2	0.005%
Shoreline S-1	2,579	6%

MAP 3: VALLEY FLOOR AREA



What were the maximum buildout assumptions for the Valley floor that went into this analysis?

Built Units:	3,762
Platted Vacant Parcels:	2,563
Approved Resort Units:	5,300
Total Built, Platted, Approved Units in Valley:	11,625
Unplatted, but Zoned Units on Valley Floor:	4,000
Potential Maximum Valley Floor Buildout:	15,625

Want more information on where these numbers came from? See page 14 of the Plan Study Appendix.

Growth Trends

Between 2000 and 2014, Ogden Valley's population[1] grew 18% from 5,8772 to 6,9673, while dwelling units grew 70% from 2,699 in 2010 to 4,642 in 2014. Based on historical growth rates, the population of Ogden Valley is expected to double from its 2010 population by 2032.

The rate of growth of residential units is currently higher than the rate of growth of the population. in 2014, the residences in Ogden Valley had a vacancy rate of 46%, which indicates that many residences are second homes. The higher growth rate of residential units over population suggests a movement towards more resort/ recreation short-term rental housing and second homes.

The 1998 Ogden Valley General Plan projected a potential build-out of 6,200 residential units. At that time, much of Ogden Valley was rezoned from one residential unit per 1 acre to one unit per 3 acres in order to reduce long-term development pressure. The 2005 Recreation Element of the General Plan estimated a potential build-out of 16,000 residential units. The 2014 Ogden Valley Maximum Zoning Density Study suggests that if every zoned parcel of property in Ogden Valley planning area (including mountainous areas) were to develop to its full zoning potential it could result in as many as 18,000 to 24,000 residential units in the planning area.

The Density Study anticipates that not all land with zoning development units is buildable and that considering development constraints, a realistic maximum number would be much smaller. However, the Density Study also points out that perceived "capacity" constraints on development presented in past planning documents, such as topography, water supply and wastewater treatment, and road infrastructure can be at least partially overcome, albeit at higher infrastructure improvement costs than have been experienced to date. For the purposes of this Plan it is assumed that the development potential in the mountainous areas is limited, and that any redevelopment of the majority of the previously platted properties on the valley floor will occur slowly. For these reasons, Plan efforts to reduce development impacts primarily focus on unplatted areas on the Valley floor.

There are 2,563 approved and platted but vacant residential lots in Ogden Valley and a combined total of 5,300 master-planned units at the Snowbasin and Powder Mountain resorts. These units can be developed with no further discretionary (legislative) approvals required. Regardless of the actual number of potential new units, or the rate of development of authorized units, any realistic future development scenario will have significant implications for the built, natural, and social environments of Ogden Valley.

Carrying Capacity

The Valley's carrying capacity in terms of traffic, water supply, wastewater treatment, air quality, and recreation and commercial activity are all important considerations for practical limitations on growth and the maintenance of the quality of life in the Valley. The full theoretical buildout permitted under existing zoning cannot be presumed sustainable and is contingent upon demonstrated long-term groundwater capacity and quality.

Some residents feel that providing infrastructure and

1 The United States Census defines population as "People at their usual residence, which is the place where they live and sleep most of the time." Therefore, this number does not include second home-owners or tourists. When referring to dwelling units or population, the Town of Huntsville is included in these numbers.
2 U.S. Census Bureau, 2010 Population Demographics
3 U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

facilities before they are needed will induce demand and will stimulate growth prematurely.

Others feel that not planning for services and facilities in anticipation of projected growth will result in system failures, such as roadway overload and adverse effects to water quality. Unlike other jurisdictions, Weber County is not the primary provider of water or sewer services in Ogden Valley. The County also does not have jurisdiction over the two main access routes and primary recreation attractions in the Valley. Weber County's primary tools to affect the locations and rates of development in Ogden Valley are its land-use regulations and control of County roadways.

Regardless of the calculated number of potential new units, there is a strong sense from nearly all Valley residents that the number of possible development units in Ogden Valley is too high, and that development approaching the maximum potential will unalterably change the character of the Valley and adversely affect quality of life. Widespread downzoning of the kind undertaken in 1998 is not a palatable option for Valley residents and landowners. Other ideas to mitigate the impacts of future growth were discussed during the planning process, such as dramatically increasing the developed density of existing communities to consolidate development potential away from sensitive areas, but were not broadly supported. Ogden Valley residents have made it clear that growth must be managed in a way that respects the property rights of Valley residents and landowners while preserving the character of Ogden Valley. The goals, principles, and implementation of this General Plan are designed to support a middle ground between major downzoning and the continuation of past development patterns in order to preserve property rights, minimize the impacts of development that does occur, and protect the features and character of Ogden Valley that residents value.

"The goals, principles, and implementation of this General Plan are designed to support a middle ground between major downzoning and the continuation of past development patterns in order to preserve property rights, minimize the impacts of development that does occur, and protect the features and character of Ogden Valley that residents value."

Most of the zoning districts in Ogden Valley allow for residential uses. Consequentially, residential growth is increasing in areas that were previously primarily used or designated for agricultural activities. increasing residential uses have resulted in the expansion of infrastructure support services, such as power, roadway networks, and water and sewer systems, in areas where these services did not previously exist. The presence of support services, in turn, makes these areas more attractive and more suitable for additional residential development. This pattern will likely continue without specific directives otherwise; thus, the goals, principles, and implementation of this General Plan are designed to provide voluntary measures for shifting motivation away from developing sensitive lands and prime agricultural or open-space lands.

Overall, Valley residents favor a land-use pattern in which development is clustered in areas separated by open agricultural lands or natural greenbelts. The goals and principles of this General Plan seek to encourage clustering of residential development in most instances. Current County ordinances provide for cluster subdivisions and PRUDs with smaller development footprints and common open areas. According to the Weber County Recorder's Office, there are 57 cluster-subdivision plats and 13 planned residential unit development (PRUD) condominium plats in Ogden Valley.

There is sufficient authorized development potential in Ogden Valley to support any future growth scenario. Residents believe that no additional development units should be granted. Many of the zoning-authorized units are in areas that have very low development potential and are unlikely to be developed in the foreseeable future. While broad mandatory downzoning is not supported, voluntary methods to reduce overall development units, particularly in sensitive areas and prime open-space or agricultural areas, could mitigate overall development impacts. Many zone-authorized development units are located on sensitive land and prime open-space or agricultural land, and relocation of this development potential could reduce development impacts and offer better land utilization and efficiency of services.

The overall land-use goals of this General Plan are not significantly different from those of past plans. The principles and implementation steps, however, are intended to be more specific and targeted than in past plans to enable effective implementation and to achieve the Plan's objectives. in general, future land uses and patterns should be efficient and sustainable, should support a multimodal transportation network, should provide a variety of housing choices, should minimize conflicts between incompatible uses, should integrate new development with existing and planned infrastructure, and should preserve the character of Ogden Valley.

GOALS, PRINCIPLES, AND IMPLEMENTATION

Land Use Goal 1: A goal of ~~Weber County~~Ogden Valley City is to reduce the overall amount and impact of future land development in the Ogden Valley planning area.

Land Use Principle 1.1: in general, additional density should not be authorized in the Ogden Valley planning area above that allowed by current zoning. Minimal density bonuses (the exact amount to be determined by ordinance, master plan, development agreement, etc.) should only be allowed when they are granted to incentivize significant contribution to the advancement of the goals and principles found in this plan.

~~**Land Use Implementation 1.1.1:** Weber County will support the transfer of existing development rights (TDRs) as the primary means to increase densities in suitable project areas while proportionately decreasing density in other areas. incentives – such as reduced road cross sections and other cost-saving measures for master-planned developments – should be proposed to reduce development intensities and as the primary means to incentivize the purchase and transfer of development rights. Bonus density should be used sparingly, and only in the event minimal bonuses can be leveraged for significant and meaningful advancement of the goals and principles of this plan. Development rights include residential (e.g. townhouses, single family detached units, etc.) and non-residential development rights (e.g. hotel units, accessory dwelling units, retirement center units, etc.).~~

Land Use Implementation 1.1.2: ~~Amend the Weber County Land Use Code to m~~Minimize the density bonuses available in resort areas and Planned Residential Unit Development (PRUD) in a manner that only allows minimal bonuses in order to leverage significant and meaningful advancement of the goals and principles of this plan.

Land Use Principle 1.2: To the extent allowed by law, development should not occur on sensitive areas including steep slopes, wetlands, floodplains, areas of geological instability, prominent ridgelines, wildlife habitat and corridors, natural riparian areas and natural waterways.

Land Use Implementation 1.2.1: Amend the land use code to require that the development potential of steep slopes (slopes over 30%), wetlands, and floodplains will not be included in project density calculations~~, nor will be available for transfer pursuant to a TDR program~~.

Land Use Implementation 1.2.2: The sensitive lands map for Ogden Valley should be updated to incorporate the revised 2015 Division of Wildlife Resources crucial habitat maps.

Land Use Implementation 1.2.3: in areas of geological instability, consider reducing and moving development rights from the instability in the interest of health and safety. Do not invest in, or accept dedication of, public infrastructure in areas of geological instability.

Land Use Implementation 1.2.4: Amend the Weber County Land Use Code to prohibit (to the extent allowed by law) development in identified crucial habitat areas and wildlife corridors, on identified prominent ridgelines, and within natural riparian areas and natural waterways. Allow development units for such affected lands to be used elsewhere through cluster development.

Land Use Principle 1.3: Encourage and promote a voluntary reduction in overall development units in the Ogden Valley planning area by such measures as conservation easements, donations of development rights, voluntary downzoning, purchases of development rights, and land purchases.

Land Use Implementation 1.3.1: Enhance and publicize Weber County and other organizations' programs to promote conservation easements, donations, and other voluntary measures to reduce overall development units in the Ogden Valley planning area. Help these organizations to partner with the development community to advance the intent of this implementation.

Land Use Implementation 1.3.2: Create subdivision tools that provide design regulations that decrease the required subdivision infrastructure, such as a decreased right-of-way or road cross section, in

exchange for meaningful voluntary reductions of development units. Such decreased infrastructure should be privately owned.

Land Use Implementation 1.3.3: Establish a coordinator's position to promote and educate about conservation easements and other programs, such as TDR and PDR programs, to reduce development intensity.

Land Use Implementation 1.3.4: Pursue funding opportunities for purchase of development rights and open space preservation programs.

Land Use Principle 1.4: Employ mechanisms ~~such as TDRs~~ to reallocate existing authorized development units from less suitable to more suitable locations.

Land Use Implementation 1.4.1: Create an Agricultural Protection and Open Space Overlay Zone for the Ogden Valley planning area. The purpose of the Agricultural Protection and Open Space Overlay Zone is to identify areas in the Ogden Valley planning area where continued agricultural operations and low intensity uses such as open space are most desirable to protect the viability of agricultural operations and the rural character of the Ogden Valley planning area. The Overlay Zone would require residential cluster development or require development to be organized as described in Land Use implementation 1.3.2.

~~**Land Use Implementation 1.4.2:** Create a Transfer of Development Rights (TDR) Ordinance for the Ogden Valley planning area. The purposes of the TDR Ordinance would be to establish a process for reviewing and approving proposals to transfer development rights from the Agricultural Protection and Open Space Overlay areas to locations where additional development density could be more appropriate (receiving areas). The TDR Ordinance would establish standards for review and approval of each proposed TDR. Each TDR application would include information including, but not limited to: identification of the lands from which development units are proposed to be removed; identification of the land to which the development units would be moved; the number of development units and type(s) of development proposed; how water, sewer and other services would be provided; and other information specified by the ordinance. Standards for evaluation of the application would include such factors as detrimental or beneficial effects to both the sending and receiving properties; availability of roads and infrastructure; proximity of other development including town centers; the proposed uses and intensity of use; consistency with private covenants; compatibility with surrounding land uses and the extent to which the transfer advances the goals of the General Plan. The resort areas and villages are likely most suitable receiving areas for transferred development units.~~

~~**Land Use Implementation 1.4.3:** Foster the creation of a TDR market by exploring ways for developers to benefit from purchasing TDRs. Consider requiring TDRs for lodges, hotels, accessory dwelling units, accessory apartments, lockout rooms, etc.~~

~~**Land Use Implementation 1.4.4:** Enhance and publicize the County's register of landowners willing to sell development units. Consider the potential for the transfer of development rights to be considered as a part of the process for acquisition of conservation easements with land trusts and other organizations that acquire conservation easements~~.

Land Use Implementation 1.4.~~2~~5: Maintain a database that tracks all transferred, purchased, or retired development rights.

Land Use Principle 1.5: Encourage new development to locate in areas where water and sewer service could be provided by a sewer system. Encourage residential cluster developments with smaller building lots and larger areas of open space for most subdivisions.

Land Use Implementation 1.5.1: Require all residential development projects of more than [establish the number of units by ordinance] that are located in the Agricultural and Open Space Overlay Zone to be cluster subdivisions (see also Gateways and Viewsheds implementation 2.2.2). The purpose of the clustering requirement in Agricultural Protection and Open Space Overlay Zone areas is to preserve agricultural operations and open spaces and encourage the transfer of development rights while allowing for reasonable residential development. Monitor the effectiveness of the decided unit-size threshold in accomplishing the objectives



of the Agricultural Protection and Open Space Overlay Zone and the General Plan and adjust the unit-size threshold, if necessary, to achieve the desired results.

Land Use Goal 2: A goal of Ogden Valley City ~~Weber County~~ is to support continued agricultural operations in Ogden Valley.

Land Use Principle 2.1: Buffer agricultural land uses from new residential uses in Agricultural Protection and Open Space Overlay Zone areas.

Land Use Implementation 2.1.1: Amend County ordinances to establish development requirements for buffers, such as setbacks, screening, preservation of water sources, and other methods to separate uses and limit interference with agricultural activities, while providing for public safety, for new residential development in the Agricultural Protection and Open Space Overlay Zone.

Land Use Implementation 2.1.2: Consider development and adoption of an Ogden Valley Right to Farm ordinance to protect agricultural operators from claims of nuisance based on the noises, smells and normal operational agricultural activities in Ogden Valley.

Land Use Implementation 2.1.3: Consider revisions to County property assessment practices for open spaces and areas in conservation easements to reduce property tax liabilities and encourage continued agricultural operations and preservation of open space.

Land Use Principle 2.2: Protect the function of and maintenance access to irrigation ditches, head-gates and other agricultural irrigation infrastructure.

Land Use Principle 2.3: Enforce required noxious weed control on all properties in the Valley, with specific emphasis on areas disturbed by development.

Land Use Principle 2.3.1: Encourage non-chemical weed management techniques such as grazing abatement.

4. RURAL RESIDENTIAL DEVELOPMENT & HOUSING

Vision: The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities l and be designed in a manner that protects the valley's character. Residential development should be centered around villages and town centers and designed to provide open spaces and efficient uses of the land.

PRESENT AND FUTURE CONDITIONS

Demographics

According to the 2024 American Community Survey (ACS), Ogden Valley City had an approximate population of 7,693 people in 2,797 households. As shown in **Table 3**, between 2010 and 2024, Ogden Valley City's population grew 15 percent from 5,602 to 8,086, but the average household size declined from 2.9 to 2.8 people per household.

~~According to the 2017 American Community Survey (ACS), Ogden Valley had an approximate population of 6,817 people in 2,433 households. As shown in **Table 3**, between 2000 and 2017, Ogden Valley's population grew 15 percent from 5,877 to 6,817, but the average household size declined from 3.2 to 2.6 people per household.~~

At the time of this plan's adoption in 2026, the 2024 ACS reported an Ogden Valley population of 8,086, with a 2010 to 2024 population growth of 44% and an average household size of 2.9 people per household. The population has fluctuated since 2015, with a considerable spike in 2020 and 2021, coinciding with the popularity of remote work during and immediately following the COVID 19 pandemic. The significant margin of error in population measurement in areas of small population also injects instability in the population estimates. But ACS data indicates that there remains a positive annual population growth rate of approximately 2% since 2020.~~At the time of this plan's adoption in 2016, the 2014 ACS reported an Ogden Valley population of 6,967, with a 2000 to 2014 population growth of 18% and an average household size of 3.0 people per household. The decrease between the 2014 data and the 2017 data may be the result of significant margins of error due to the relatively small population size. However, it may be possible that the Ogden Valley has lost population since 2014, as generally corroborated by the continually decreasing average household size over the last 17 years and the relatively flat rate of growth in the number of households between 2012 and 2017. A review of the annual rate of growth from the 2009 to 2017 ACS data suggests that despite the alleged decrease in population from 2014 to 2017, there remains a positive 0.88 percent annual population growth rate valley-wide. This is well below the countywide annual growth rate of 1.31 percent over the same period, as shown in **Figure 3**.~~

Figure 5 shows the 2040 projection of each census designated place within Ogden Valley as compared to the entire city. **Figure 6** shows the recent annual rate of population growth; broken out by owner and rental occupancy and compared with the total of Ogden Valley and Weber County. **Map 6** illustrates the boundary of each census-designated-place as well as the Ogden Valley Planning Area boundary.

~~**Figure 5** shows the 2024 projection of each census designated place within the Ogden Valley as compared to the entire Ogden Valley Planning Area. **Figure 6** shows the recent annual rate of population growth; broken out by owner and rental occupancy and compared with the total of Ogden Valley and Weber County. **Map 6** illustrates the boundary of each census-designated-place as well as the Ogden Valley Planning Area boundary.~~

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Table 3: Population, Number of Households, and Household Size by Year.

	2000	2009	2010	2011	2012	2013	2014	2015	2016	2017	2024 Projected
Population	5,877	7,157	6,169	6,220	6,904	7,003	7,197	7,027	7,138	6,817	7,481
Households	No Data	2,323	2,018	2,112	2,459	2,400	2,490	2,487	2,581	2,433	2,901
Household Size	3.18	3.02	2.93	2.94	2.80	2.91	2.88	2.81	2.75	2.78	2.61

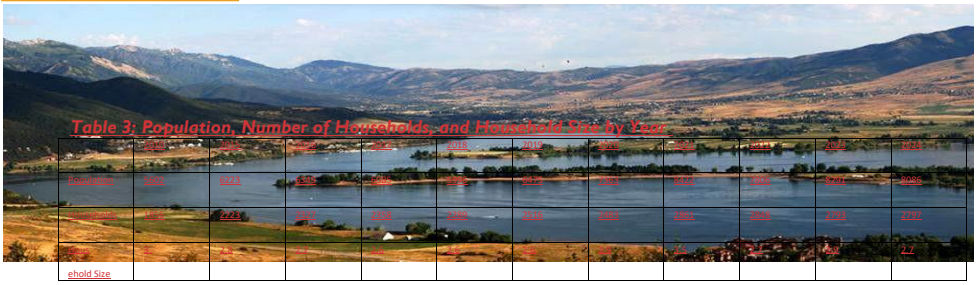


Table 3: Population, Number of Households, and Household Size by Year

ehold Size											

Figure 3: Population Projections

	2020	2025	2030	2035	2040	2045	2050
Ogden Valley City	7363	9106	9106	10053	11100	12255	13531
Weber County	262726	278304	295538	313484	331771	349453	366031

Figure 4: Population Pyramid: Age and Sex

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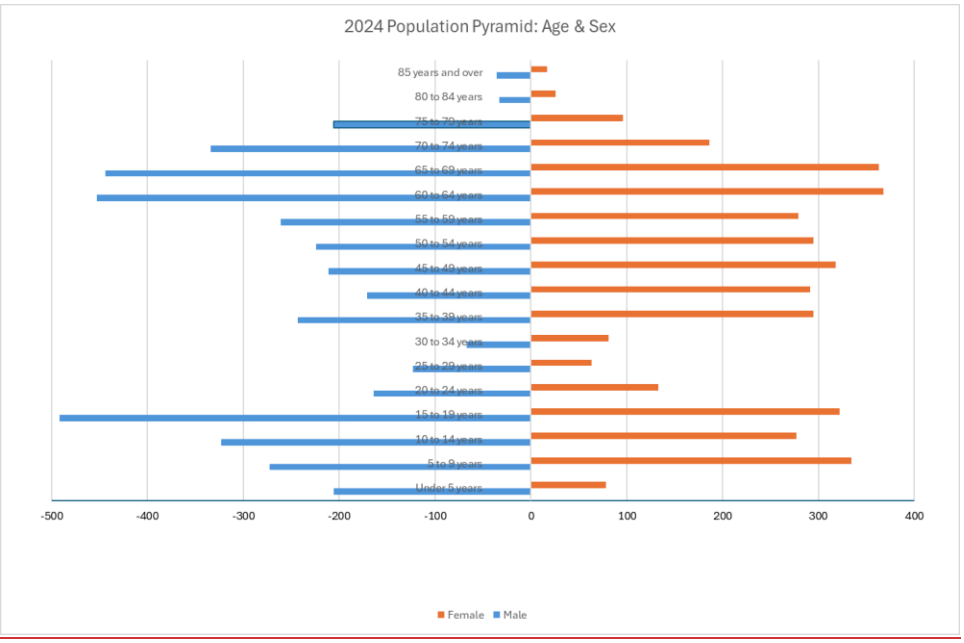

2024 Population Pyramid: Age & Sex
85 years and over
80 to 84 years
75 to 79 years
70 to 74 years
65 to 69 years
60 to 64 years
55 to 59 years
50 to 54 years
45 to 49 years
40 to 44 years
35 to 39 years
30 to 34 years
25 to 29 years
20 to 24 years
15 to 19 years
10 to 14 years
5 to 9 years
Under 5 years
-500
-400
-300
-200
-100
0
100
200
300
400
Female
Male

Figure 5: Weber Basin Water Conservancy District Projections 2023

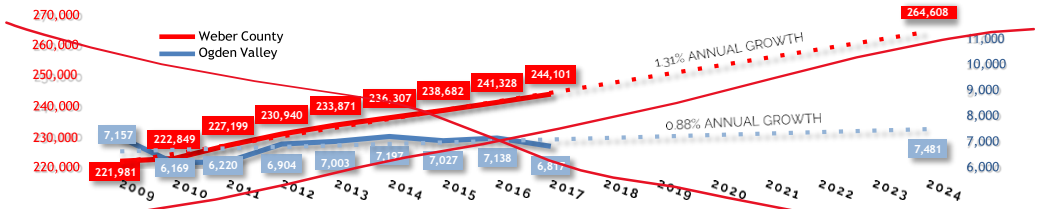
Entity	Historic Growth Rate (2012-2020)	Future Growth Rate (2020-2050)
Eden	3.1%	7.1%
Huntsville	1.3%	2.8%
Liberty	3.0%	4.2%
Wolf Creek	1.9%	3.8%
Remainder of Ogden Valley	3.1%	3.1%

https://www.bigskyutah.com/images/ogden-valley-real-estate-pineview-pano.jpg

[1] Community amenities include parks, trails, playgrounds, open space, centers, courts, public golf courses, public art, etc.

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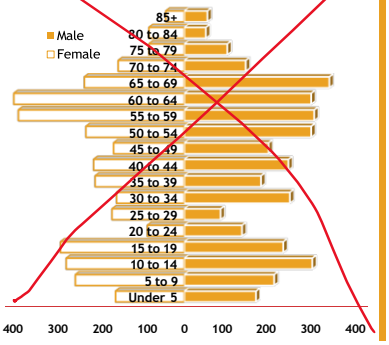
Figure 3: Ogden Valley Population Growth Trends and 5-Year Projection.



Between ~~2009~~ 2015 and ~~2017~~2024, the number of households with children under 18 ~~decreased~~increased, while the number of households with those over 65 ~~increased~~decreased. In fact, in 2017 the population over 55 comprised approximately 40 percent of the total population and that figure remains the same in 2024.

In addition to the number of new housing units, the demographics of the new residents are an important consideration for future planning in the valley, as part-time residents may have different interests for residential design, neighborhoods, shopping and recreational amenities, than year-round residents. Part-time residents are also less likely to make daily commutes to Ogden and other destinations.

Figure 4: Population Pyramid: Age and Gender (2017).

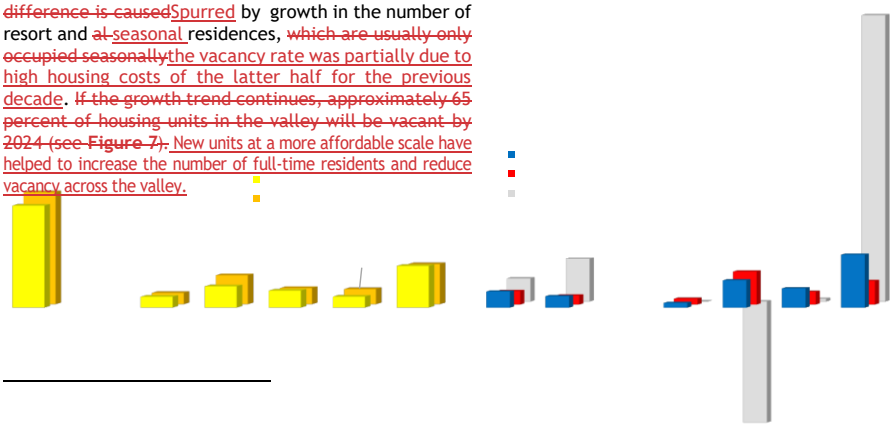


Recreational properties affect the valley during different times of the year, such as popular vacation times, holidays, and special events, when the valley population swells temporarily. One of the benefits of recreational properties to the ~~county~~city, however, is that second homes pay property taxes based on

~~These trends suggest two things. First,~~ Ogden Valley ~~is~~ has been developing as a lifestyle community with an aging population~~. Second~~, but more young families ~~are~~ have been ~~not~~ moving to the valley since 2020~~, are moving out of the valley, or both~~. ~~While~~ Ogden Valley remains an attractive bedroom community for many working families, ~~the decreasing household size~~ but the stable household size ~~and aging population~~ suggests that in the future, ~~a greater proportion of the valley's population will be retired or part-time residents~~the population will maintain a balance of young and aging households.

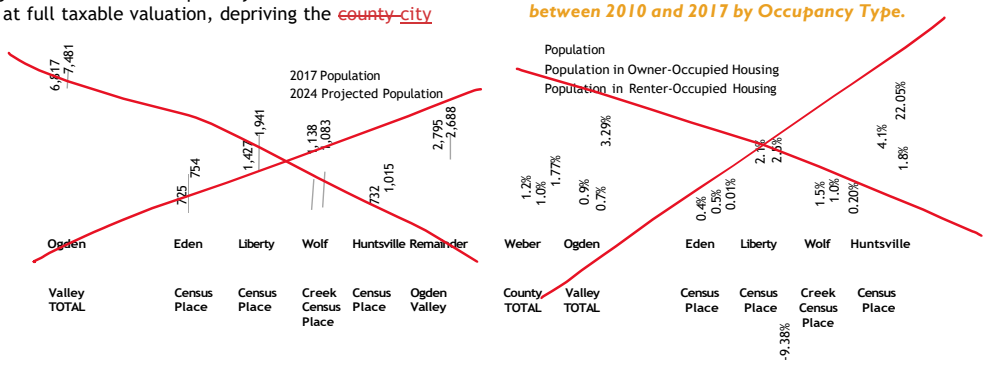
As of ~~2017~~2024, Ogden Valley housing units have an approximate vacancy rate of ~~5~~39 percent, ~~up five~~down eight percent since 2015~~2014~~.[2] This is a reversal of the past where vacancy grew between 2014 and 2017. ~~The difference is caused~~Spurred by growth in the number of resort and ~~al~~ seasonal residences, ~~which are usually only occupied seasonally~~the vacancy rate was partially due to high housing costs of the latter half for the previous decade. ~~If the growth trend continues, approximately 65 percent of housing units in the valley will be vacant by 2024 (see Figure 7).~~ New units at a more affordable scale have helped to increase the number of full-time residents and reduce vacancy across the valley.

Figure 5: 2024 Growth Projection Based on Census Designated Places within Ogden Valley



their full market value. Residents have expressed concern that many second homes in Ogden Valley are being taxed at the reduced primary residence rate rather than at full taxable valuation, depriving the ~~county~~ city and other taxing entities of property tax revenues.

Figure 6: Annual Rate of Population Growth between 2010 and 2017 by Occupancy Type.



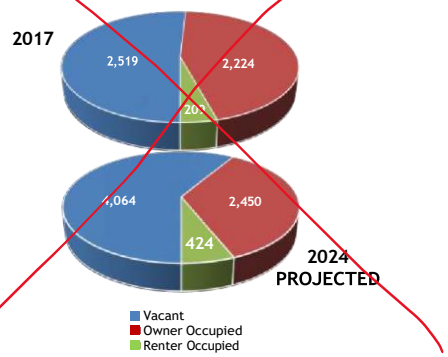
[2] The rest of Weber County had a vacancy rate of 8.6 percent, and all of Utah had 10.4 percent.

Housing

Ogden Valley residents desire the Valley to be a place where families can stay throughout their lifetime and where a variety of housing types is available. Population growth and demographic trends influence Ogden Valley's housing, jobs, transportation, childcare and other important services.

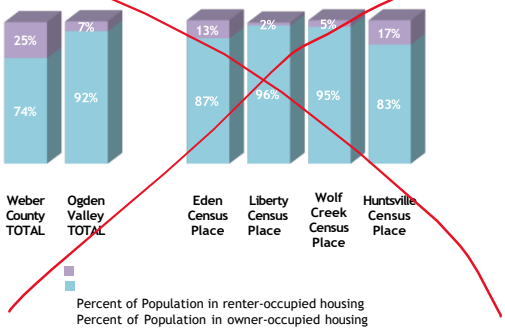
As of ~~2017~~ 2024 ACS data, the Ogden Valley Census Division area[3] has approximately ~~4,952~~5,007 housing units, with 3,021~~only 2,433~~ units occupied; ~~209~~ 282 renter-occupied households, and ~~2,224~~3,021 owner-occupied households. ~~**Figure 8** shows the percent share of each for the valley.~~ 25 percent of the countywide population resides in renter-occupied housing, where in the Ogden Valley it is only ~~seven~~ nine percent. 74 percent of the countywide population resides in owner-occupied housing, where in Ogden Valley it is ~~92~~ 90 percent. The remaining one percent for both Weber County and Ogden Valley are homeless or have other accommodations.

Figure 7: Housing Occupancy in Ogden Valley, 2017 and 2024 Projection.



The median value of all housing types in Ogden Valley in ~~2014~~ 2024 was $~~317,600~~839,800[4], which was well above the state median of $545,200~~212,500~~ and the Weber County median of $~~169,200~~448,700 in the same year (see **Table 4**). In 2017, the median value of all housing types in Ogden Valley was $367,400, still well above the state median of $238,300 and the Weber County median of $183,100. Note that in ~~2017~~2024, the median value in Ogden Valley was ~~approximately~~ nearly double the median value of the entire county.

Figure 8: Percent of Population by Occupancy Type (2017).



Most of the housing units in Ogden Valley are single-family detached homes rather than multifamily condominiums or apartments. Nearly all the multifamily housing units are located in the resort areas of Wolf Creek, Powder Mountain, and at the bottom of Old Snowbasin Road. Resort projects in Ogden Valley's Destination and Recreation Resort Zone (DRR-1 zone) are required to address the need for employee housing. This should be a universal requirement for all types of resort development.

Considering the relatively small number of multifamily units and relatively high median price for a single-family home, there may not be enough variety of housing types and prices to encourage young families to locate to Ogden Valley and stay throughout their life, as desired by current valley residents.

Table 4: Residential Real Estate Median Market Value in Ogden Valley as Compared to Weber County and the State of Utah.

Housing Units	Utah			Weber County			Ogden Valley		
	2014	2017	Change	2014	2017	Change	2014	2017	Change
Median Market Value	$212,500	$238,300	11%	$169,200	$183,100	8%	$317,600	$367,400	14%

[3] See Map 6 to Review Boundaries.

[4] U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Ogden Valley's high residential vacancy rate indicates the trend toward more recreational and seasonal homes. The Airbnb and VRBO vacation rental websites (www.vrbo.com, www.airbnb.com) currently list hundreds of vacation rental options in the valley.

Although nightly rentals are great for bringing in tourism, they operate more like commercial lodging than residential housing. This can create conflict in mainly full-time residential neighborhoods. The occupancy-flexibility of short-term rentals, the additional income, and the easy access to local rental management agencies, tend to entice many seasonal residents to use their housing units as interim short-term rentals. Even though current zoning ordinances restrict short-term rentals, a stay of fewer than 30 nights, to identified zones in Ogden Valley, the nightly rental trend is increasing, with a number of new owners investing in housing for the initial intent of utilizing it as a short-term rental.

Enforcement of the short-term rental ordinance requires robust measures to implement effectively. Some valley residents feel like short-term rentals are inflating the rental market to the point of making rental units unaffordable to traditional households. They are also encumbering the use of housing units that would otherwise be available for long-term renter households.

Ultimately, the economy will determine the types of housing products that the Ogden Valley market will support, but a move toward resort and planned development housing is anticipated. Ogden Valley residents are wealthier and, if the current trend continues, a continuing demand for large-lot residences should also be expected. Additional attached and multifamily housing options may need to be encouraged in order to allow young families to locate to Ogden Valley.

Moderate-Income Housing

Moderate-income housing is an important component to the vitality of a community. Providing young families and the aging population with a place to reside provides social and cultural opportunities that benefit all residents. Assisting the market to provide for moderate-income housing will help keep moderate income families from occupying housing that could otherwise be occupied by lower income families, whether in the community or in adjacent communities. It can also help the market provide less uncertainty in housing availability and values.

Utah State law requires the ~~county~~ city to provide a moderate-income housing plan as a component of a community's general plan. Moderate-income housing is a housing unit that households earning 80 percent of the area median income (AMI) can afford. A moderate-income housing plan is required to estimate the need for moderate-income housing over the next five years. The ~~county~~ city is required to provide the state an update of the plan's demographics annually to accommodate for a five-year rolling timeframe. In 2024, ~~T~~the countywide AMI is $~~62,036~~88,515. 80 percent of that is $~~49,629~~70,812 per year. Households earning at or below this threshold are households in need of moderate-income housing choices, otherwise known as moderate-income households.

> ***Housing Unit*** *means a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters … in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall.**
>
> ***Household*** *means all the people who occupy a housing unit.**
>
> **census.gov*

A best management financial practice is to ensure a household's monthly housing cost does not exceed 30 percent of the household's monthly income. The U.S. Department of Housing and Urban Development (HUD) considers households who pay over 30 percent

[5] U.S. Department of Housing and Urban Design. Hud.gov. Retrieved from:

monthly income on housing "cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care."[5]

Traditional mortgage lenders will not typically lend over 28 percent monthly household income. A moderate-income household's annual income of $~~49,629~~70,512 is a monthly income of $~~4,136~~5,901. 28 percent of ~~$4,136~~this is $1,~~158~~652. This means that the most a moderate-income household can afford per month for rent or mortgage and utilities is $1,158.

The Utah Department of Workforce Services has determined that AMI is calculated based on countywide median income.

According to the 2024 ACS, the median income for the Ogden Valley was $130,145 annually; over $40,000 more than the Weber County median income of $88,515 (see **Figure 9**). The difference is the result of the lower incomes of inner city Ogden and immediately surrounding areas.

~~According to the 2017 ACS, the median income for the Ogden Valley was $85,590 annually; over $20,000 more than the Weber County median income of $62,036 (see **Figure 9**). The differ-ence is the result of the lower incomes of inner city Ogden and immediately surrounding areas.~~

www.hud.gov/program_offices/comm_planning/affordablehousing/ on November 14, 2019.

This imposes a challenge on the Ogden Valley to provide for moderate-income housing for the less wealthy ~~incomes of households located in other~~

~~communities.~~households that work in the valley filling critical roles such as health care, education, and service providers for other full-time residents. Addressing this challenge head-on by creating goals that will encourage housing for the countywide median income households will facilitate valley residents' expressed desire for a variety of housing for a variety of life-stages.

Using various increments of the area median income, 100 percent, 80 percent, 50 percent, and 30 percent[6], **Table 5** estimates the maximum monthly housing allowance at 28 percent of the household's monthly income. The table also shows the real estate purchasing power for an equivalent monthly mortgage payment that a conventional mortgage loan could yield (see **Figure 12**).[7]

ESTIMATED SUPPLY

~~In estimating the supply of moderate-income housing in Ogden Valley, it is assumed that the vast majority of backcountry housing units – units removed from year-round highway maintenance – are unlikely to be occupied by a moderate-income household for primary housing purposes. Given this assumption, Map 7 shows there are approximately 4,005 housing units available for full-time occupancy. This map is based on market values as assessed by the Weber County Assessor's Office in 2018.~~

Rental Housing

In ~~2017~~2024, there were ~~209~~ 282 households in renter-occupied housing units in the Ogden Valley, which is approximately four percent of the housing units available for full-time occupancy ~~(see Figure 7 and Figure 10)~~. Additionally, there were 63 vacant units available for rent. The median gross monthly rent was $~~856~~1,900. 118 of the 209 households, which is a share of about 56 percent, paid less rent than the moderate-income threshold.

~~*Figure 9: Median Household Income: Ogden Valley and Weber County Compared.*~~

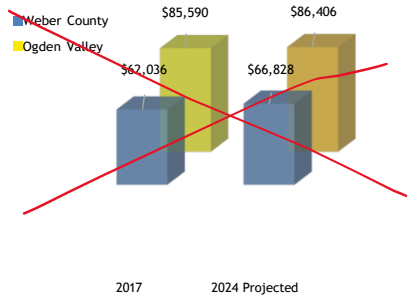


Figure 10: Share of Occupied Housing Units by Occupancy Type.

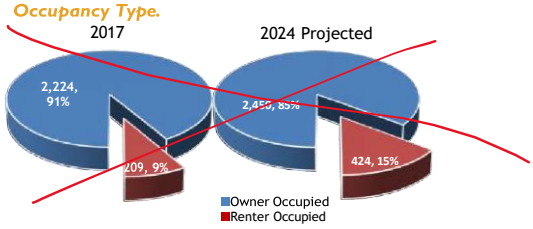


Figure 11: Share of Moderate Income Rentals Compared to Other Rentals.

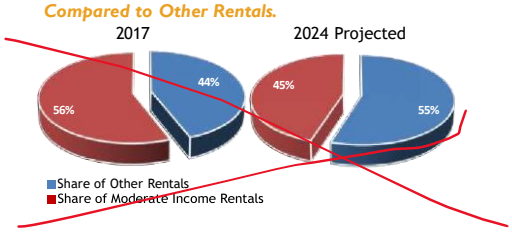
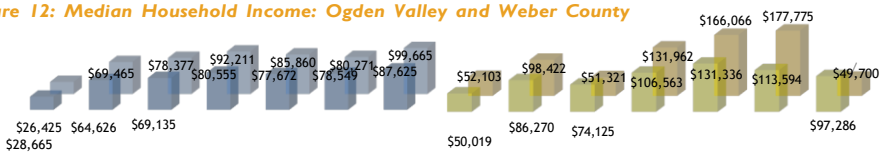
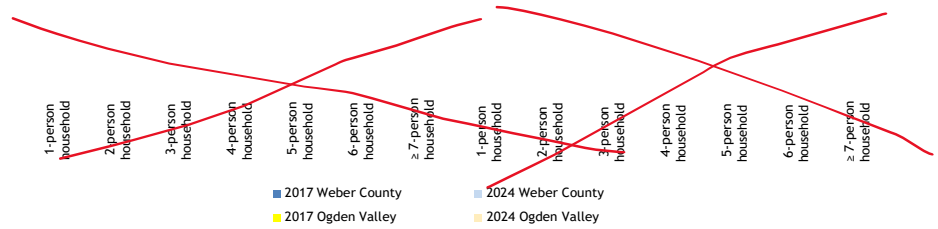


Figure 12: Median Household Income: Ogden Valley and Weber County



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[6] Statistics for the 100/80/30/50 are the increments Utah Department of Workforce Services requires the county to report annually.

[7] Assuming a 30-year conventional loan with 20 percent down payment and the current (2019) area interest rate of 4 percent. The lower down payment requirements of FHA and VA loans will decrease the purchase power.

Table 5: Housing Purchase Power Based on Increments of Area Median Income (AMI).

Percent of Annual Area Median Income (AMI)	~~2017~~2024			~~2024~~ 2030		
	Annual Income	Max Monthly Housing Budget (28 Percent Monthly Income)	Purchase Power	Annual Income	Max Monthly Housing Budget (28 Percent Monthly Income)	Purchase Power
100% AMI	~~$62,036~~	~~$1,448~~	~~$303,300~~	~~$66,824~~	~~$1,559~~	~~$326,550~~
80% AMI	~~$49,629~~	~~$1,158~~	~~$242,562~~	~~$53,459~~	~~$1,247~~	~~$261,198~~
50% AMI	~~$31,018~~	~~$724~~	~~$151,650~~	~~$33,412~~	~~$780~~	~~$163,380~~
30% AMI	~~$18,611~~	~~$434~~	~~$90,906~~	~~$20,047~~	~~$468~~	~~$101,798~~

The current trend shows an annual growth rate of renter occupied households of 7.69 percent. If this trend holds, by ~~2024~~ 2030 the valley will have ~~424~~ 403 households in renter occupied housing units, with 66 units vacant and available for rent.

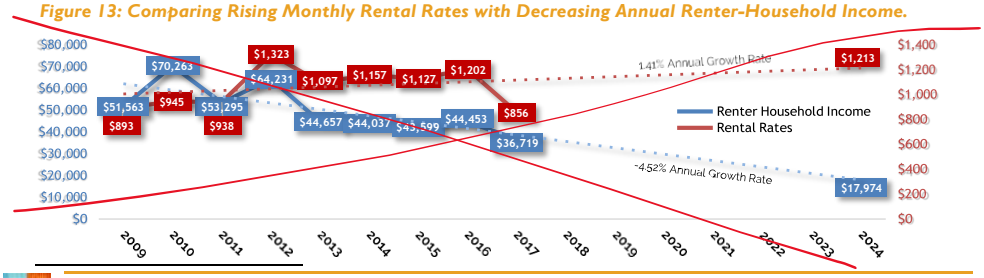
~~Also by 2024, if current trends hold, the median gross rent is expected to increase from $856 to $1,213 per month. The number of renter households paying under the moderate-income threshold will increase to 222 of 424, which is a share of about 45 percent. This suggests a declining share of moderate-income rental households in the Ogden Valley from 56 percent in 2017 to a projected 45 percent in 2024 (see **Figure 11**). At the same time, the trend shows renter income decreasing substantially, with an annual decline of 4.52 percent (see **Figure 13**).~~

~~The median monthly housing cost for renters in Ogden Valley in 2017 was approximately 28.0 percent of the household's monthly income, however, by 2024, if current trends hold, the median monthly housing cost is expected to increase to 81.0 percent. This will make renting in Ogden Valley unaffordable for moderate income households over the next five years.~~ In 2024, 40% of renters in the Ogden Valley were paying greater than 30% of their income to rent. As rental costs continue to rise, renting will become less affordable over the next five years.

Owner Housing

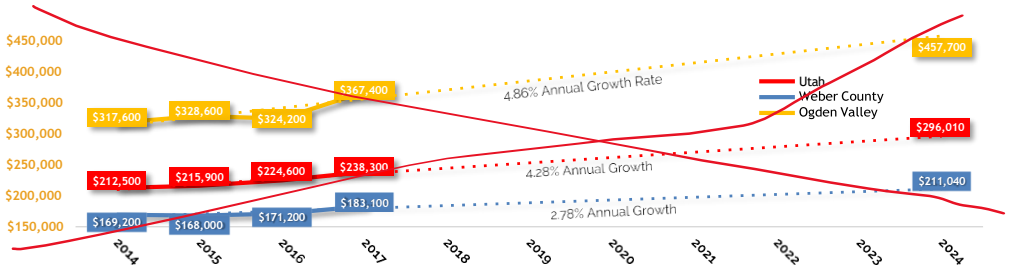
Since ~~2014~~2017, Ogden Valley's median residential real estate value has been increasing at about 4.86 percent, greater than Utah (4.28 percent) and significantly greater than Weber County-wide (2.87 percent) (see **Figure 14**). In ~~2017~~2024, the median monthly housing cost for owners in the Ogden Valley was approximately 25.7 percent of the household's monthly income. At current rates, by ~~2024~~ 2030 an owner's monthly burden will to drop to 20.4 percent, following a similar countywide drop in owner-occupied monthly housing expenses. This decreasing trend in both the Ogden Valley and countywide is inconsistent with the rapidly increasing housing costs over the last five years and the slower increases in income ~~(see **Figure 15**)~~, but can be better understood when considering that most current mortgage payments are based on real estate costs that predate recent real estate inflation trends. If only considering new mortgages based on the ~~2017~~ 2024 median residential real estate value of $~~367,400~~839,800, the median monthly housing cost is closer to ~~$1,737~~$2,653[8], which is approximately ~~26~~ 56 percent of the median monthly household income. If residential real estate trends from ~~2014~~ 2015 to ~~2017~~ 2024 hold true, the median residential real estate value in ~~2024~~ 2030 is projected to be $457,700. This will result in a median monthly housing burden for new mortgagees of about $2,164, which is approximately 32 percent of the

Figure 13: Comparing Rising Monthly Rental Rates with Decreasing Annual Renter-Household Income.



[8] The mortgage calculations all assume a 30-year conventional loan with 20 percent down payment and the current (2019) area interest rate of 4 percent. The lower down payment requirements of FHA and VA loans will decrease the purchase power.

Figure 14: Median Residential Real Estate Value, Ogden Valley Compared to Weber County and the State of Utah.



projected 2024 median monthly household income – more than conventional lenders will loan.

In terms of purchasing power, moderate-income households paying 28 percent of their monthly income on housing ($1,158) could potentially purchase a home valued at approximately $300,000~~260,000~~. Based on the market value assessed by the Weber County Assessor's Office, there are currently ~~709~~ 80 housing units, 16 percent of total housing units, valued at or below $~~242,500~~300,000 in the Ogden Valley ~~(See Map 7~~).

Estimated Need

From ~~2009~~ 2026 to ~~2017~~2030, there is a relatively flat annual growth rate in the number of moderate-income households in Weber County. Approximately 39.1 percent of households are at or below the moderate-income housing threshold, and this is projected to remain consistent through ~~2024~~2030.

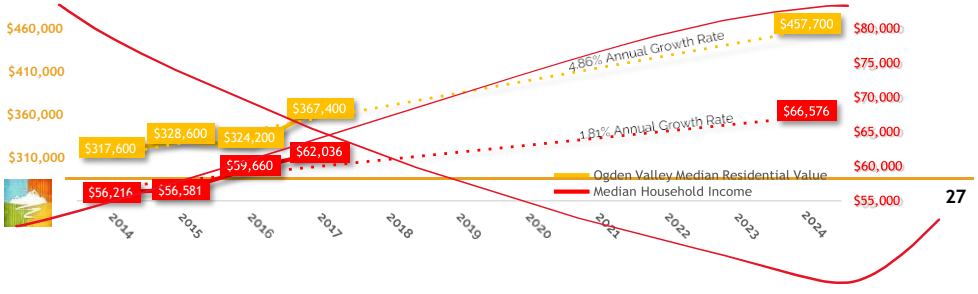
In the Ogden Valley, there is a steady growth rate of moderate-income households of approximately 1.44 percent per year. However, at the current rate of growth of all households, this is actually trending to yield a lesser share of affordable households by ~~2024~~2030. As of ~~2017~~2024, the Ogden Valley had 546 moderate-income households, which is approximately a 22.4 percent share of all households. Based on current trends, by ~~2024~~ 2030 this is projected to be 614 households, or an approximate share of 21.0 percent. In order for Ogden Valley to carry an annual increase in share of moderate income housing that is proportionate to the increase in share in Weber County (39.1 percent), by ~~2024~~2030, Ogden Valley should provide approximately 173 more moderate-income housing units than existed in ~~2017~~2024, which is 113 more moderate income housing units than trends currently project.

In other words, in order to keep pace with the moderate-income housing growth trends of Weber County, four out of ten new housing units should be affordable to moderate income households.

Barriers to Moderate-Income Housing Growth

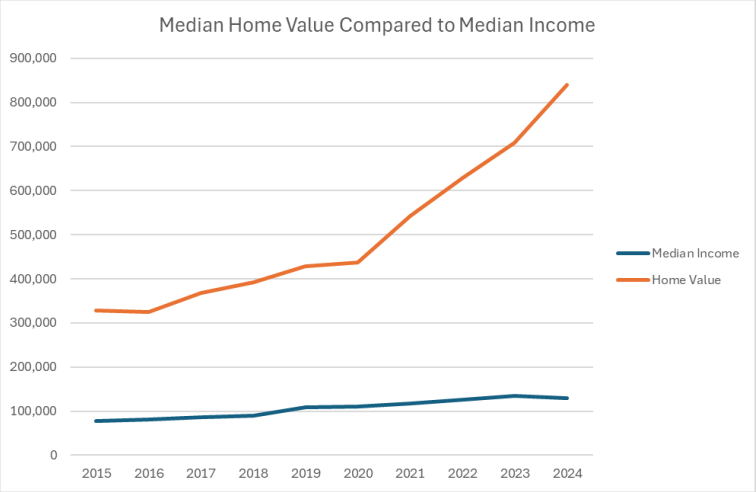
A significant barrier to providing for moderate-income housing is the existing zoning standards in most residential areas of one dwelling unit per three acres or greater. The land values, alone, contribute to unaffordability. Opportunities should be pursued to enable smaller lot sizes in these areas without contributing to valley-wide density. Pursuing smaller land/housing options in village centers and cluster subdivisions or master planned communities will also help. The capacity of the community to provide accessory dwelling units may also contribute to the available stock of affordable housing

Figure 15: Median Residential Real Estate Value Compared to Area Median Income



$260,000

Figure 15: Median Home Value Compaired to Median Income



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GOALS, PRINCIPLES, AND IMPLEMENTATION

Residential Development Goal 1: A goal of ~~Weber County~~Ogden Valley City is to provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley.

Residential Development Principle 1.1: Encourage residential development projects to incorporate a mix of housing sizes, types, and prices.

Residential Development Implementation 1.1.1: Revise Cluster Subdivision and PRUD ordinances to require a variety of housing types in developments projects larger than 10 acres. Monitor this number and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and adjust the unit threshold as necessary.

Residential Development Principle 1.2: Manage accessory dwelling units (ADUs) to allow for affordable housing opportunities without increasing the overall impact of residential development in Ogden Valley. Require one development unit for each authorized ADU.

Residential Development Implementation 1.2.1: Review current ~~County ordinances~~City ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning.

Residential Development Goal 2: A goal of Ogden Valley City ~~Weber County~~ is to pursue additional programs that better capture property tax obligations for properties in Ogden Valley.

Residential Development Principle 2.1: Ensure that all properties in Ogden Valley are taxed at their legal taxable value.

Residential Development Implementation 2.1.1: Implement a program to determine the primary or secondary status of residential properties in Ogden Valley to ensure equitable collection of property taxes for all taxing entities.

Residential Development Implementation 2.1.2: Implement a program to ensure that all land designated agricultural is properly classified to ensure equitable collection of property taxes for all taxing entities.

Residential Development Implementation 2.1.3: Review/revise ~~Weber County code~~Ogden Valley City code to address vacation rental taxes.

Residential Development Goal 3: A goal of Ogden Valley City ~~Weber County~~ is to protect quality in the Ogden Valley study area.

Residential Development Principle 3.1: Encourage new residential development to employ energy and sustainability standards that reduce energy demand for heating and cooling and result in fewer air emissions.

Residential Development Implementation 3.1.1: Consider establishing incentives for new residential development to meet higher energy and sustainability building standards and techniques to reduce energy demand and resulting air emissions.

Moderate-Income Housing Goal 1: A goal of Ogden Valley City ~~Weber County~~ is to support affordable homeownership and rental housing opportunities in Ogden Valley, and maintain the quality of existing single-family housing stock.

Moderate-Income Housing Principle 1.1: Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability.

Moderate-Income Housing Implementation 1.1.1: Support the Weber Housing Authority's role in developing mixed-use housing projects resulting in additional housing opportunities; where mixed-use development occurs, provide a variety of housing types; require resorts to comply with the Destination and Recreation Resort Zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees; and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.

Moderate-Income Implementation 1.1.2: Develop cluster ordinances that will allow for mixed housing types in compact areas consistent with village area locations on Map 8 and pursuant to small area plans referenced in Development Implementation 1.1.1.

Moderate Income Housing Implementation 1.1.3: Encourage the development of low-to moderate-income housing within or near established cities, towns and village areas in order to protect agricultural lands and provide open spaces within Ogden Valley City~~the unincorporated areas of Weber County~~.

Moderate-Income Housing Principle 1.2: Maintain the quality of existing single-family housing stock in Ogden Valley.

Moderate-Income Housing Implementation 1.2.1: Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income homeowners.

Moderate-Income Housing Implementation 1.2.2: Update or provide the necessary tools to enable the ~~County~~ City to track (1) the mix of existing housing stock, (2) the condition of existing housing stock,
(3) the delivery of existing-housing education to the public, and (4) the availability of local resources for single and multifamily rehabilitation or new construction which facilitates access and affordability for special-needs populations.

Moderate-Income Housing Principle 1.3: Track land use, housing, and the transition of land uses in Ogden Valley.

Moderate Income Housing Implementation 1.3.1: Establish a mechanism to track the condition of existing housing stock in Ogden Valley, including multifamily and single-family residences.

Moderate Income Housing Implementation 1.3.2: Conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in Ogden Valley.

Moderate-Income Housing Implementation 1.3.3: Monitor market data and barriers over time for all housing sectors to ensure prioritization and implementation to meet moderate-income housing plan compliance annually.

Moderate-Income Housing Implementation 1.3.4: Conduct a housing-barriers analysis as part of the annual update for compliance with the moderate-income housing plan. Coordinate this effort with the Weber Housing Authority.

Moderate-Income Housing Principle 1.4: Reduce the illegal short-term rental market's inflation of rental costs throughout the valley.

Moderate Income Housing Implementation 1.4.1: Pursue robust and innovative enforcement mechanisms against owners of known illegal short-term rentals.

5. COMMERCIAL DEVELOPMENT

Vision: The Ogden Valley community desires sustainable and thriving local businesses in Ogden Valley. Ogden Valley capitalizes on recreational tourism to support its economic base. New commercial development should be focused in and near existing commercial areas and resorts. New commercial development should be designed to be compatible with the rural character of Ogden Valley.

PRESENT AND FUTURE CONDITIONS

Most current commercial uses in Ogden Valley are located in incorporated Huntsville and the unincorporated Eden, Old Eden, Liberty, Wolf Creek, Trappers Loop junction, and resort areas. These areas are shown on Map 6 as village areas or master planned resort areas. The village areas are shown as ¼ mile circles centered on each area on Map 6. For these purposes, the circles are not intended as growth boundaries, nor as proposed commercial expansion areas, but are the areas within walking distance of each village center.

In addition, there are a number of individual commercial parcels scattered throughout the Valley~~ and Ogden Canyon~~. Approximately 87 acres in the Valley, outside the resort areas, are zoned for commercial uses; approximately 12 acres are zoned for gravel extraction; and approximately 8 acres are zoned for manufacturing. Ogden Valley is a 15-minute drive from Ogden City, so most retail purchases by Ogden Valley residents are made outside the Valley.

Ogden Valley is a year-round playground, with Pineview Reservoir and numerous hiking opportunities, as well as three ski resorts, snowmobiling, and cross-county trails. The Valley is becoming a vacation destination, with many second homes and vacation rental services, such as AirBnB and VRBO. Valley residents are concerned that high levels of visitation will affect life in the Valley with little economic benefit to Valley residents and businesses. Residents support additional diversity in businesses located in the Valley, but there is little support for significant new business activity unless it is located in already zoned commercial areas.

Employment

Among employed Ogden Valley residents, 72% work in Weber County and 28% work outside the County. The average commute for those who work outside the Valley is 34 minutes, which suggests that although many Valley residents work in the County, they work outside the Valley. Residents have expressed a desire for more employment opportunities in Ogden Valley to reduce commuting times and to provide opportunities for younger Valley residents. Residents don't generally support extensive job creation in the Valley, but would like employment opportunities to be available in already zoned commercial areas, and by increasing opportunities for working from home.

Commercial Locations

The types of commercial activities and character of the commercial areas are distinct from area to area. Huntsville has maintained the historical charm of its town center by preserving many of its historic structures and supporting sympathetic design of newer small restaurants and service commercial buildings. Old Eden is smaller than Huntsville but also has a unique historical character and a community-oriented town center. Small local retail establishments border the western and northern streets of Eden Park. The commercial structures in Old Eden, although different in architectural style, rely on historical details and character and provide an attractive, walkable commercial center. The Eden town center is considered the main commercial center in Ogden Valley. Oriented around the intersection of SR 158 and SR 162, this area contains many service-oriented businesses, such as a dentist office, the post office, and the only grocery store in the Valley. The Eden



area is automobile-oriented and lacks open public gathering spaces. The Trappers Loop junction area is not as concentrated as the other commercial centers and contains a mix of mostly retail establishments of different eras and designs, although the approved master plan for Snowbasin includes a large commercial area at Trappers Loop and SR 39. The resort and Wolf Creek commercial areas are thematically tied to the resorts and focus on providing services to visitors, but also provide some services to residents.

Residents desire that new commercial development be located and clustered in one of the existing commercial areas, or within master-planned resort areas. Residents support housing near villages and commercial areas, and in commercial areas in mixed-use developments. Residents would also like for commercial development in each area to have a consistent design theme. in the Old Eden area, residents would like to have new commercial development properly scaled and designed to be consistent with the existing pedestrian-friendly historical character. New commercial development in all areas should be compatible with the rural character of Ogden Valley and should provide for an appropriate transition between commercial and surrounding land uses.

With Ogden City located so close to the Valley, additional retail development has not been much of a concern for Valley residents. As the population grows and tourism increases, however, future demand may be restricted by available commercial zones. Residents generally support the expansion of retail commercial activity to provide additional convenience for residents and capture some of the economic potential of the high levels of visitation, but they prefer to continue relying on nearby urban areas for most retail goods, particularly from big-box and chain retailers. Residents generally support the growth and expansion of local retail and businesses that are clustered in existing commercial areas and planned and designed to complement the character of Ogden Valley.

~~Epnnfsdjbn Fftjho~~Commercial Design

Ogden Valley has a variety of commercial structure designs, from the mountain modern office building in Eden, to the log cabin retail building next door. Although this diversity provides a sense of uniqueness in the Valley, residents have expressed a strong desire for better design coordination, improved pedestrian spaces, and greater emphasis on quality architecture and landscape design for commercial buildings and areas. Similar to design strategies for new resort villages recommended in the Ogden Valley Recreation Element (Weber County 2005:157), new projects in the commercial areas defined above should adopt designs that reflect Ogden Valley's existing historical rural character and land use patterns. For example, agrarian architectural themes like barns, farmhouses, and gable-ended structures and historic patterns like that of Huntsville are useful design considerations to ensure that new commercial development blends into the Valley. Ogden Valley residents expressed a desire for horizontal[1] mixed-use development, as long as the development is compatible with surrounding uses in height, design, and location. Mixed-use developments would be located in the identified commercial areas. Mixed uses are valuable for accommodating a greater intensity of use on less land, as well as for encouraging multiple options for transportation such as walking or bicycling, which improves health and air quality.

~~Ojojoh~~Mining

~~Mining in the Ogden Valley planning area permitted by either a land use permit or a conditional use permit in the F-5, F-10, F-40, and G zones. As a conditional use, mining is allowed anywhere in the applicable zone district, with conditions to minimize detrimental effects.~~

Mining operations can produce significant off-site impacts and, even with appropriate mitigating conditions, ~~may be incompatible with~~ are not considered compatible with the vision statements in the General Plan and existing land uses in ~~many areas of the~~ Ogden Valley City limits~~planning area~~.

1 Horizontal mixed-use combines single-use buildings on distinct parcels in a range of land uses within one area. Horizontal mixed-use offers the advantage of sharing utilities and amenities within a walk-able block. This variety of uses allows for people to live, work, play and shop in one place.

Commercial Development Goal 1: A goal of ~~Weber County~~Ogden Valley City is to ensure that the location of retail and commercial development is consistent with Ogden Valley's rural character.

Commercial Development Principle 1.1: Limit all new commercial development in the Ogden Valley planning area to Huntsville, the resort areas, and the village areas, as shown on Map 8. Avoid scattered and strip commercial and retail development patterns in the Valley.

Commercial Development Implementation 1.1.1: Prepare small area plans for each area designated as a village on Map 8 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multi-modal and active transportation to and within each area, as may be appropriate. The village areas are shown as ¼ mile radius circles centered on each area on Map 8. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

Commercial Development Implementation 1.1.2: Require new commercial or mixed-use development to locate on property currently zoned for commercial uses. Avoid rezoning new property to commercial or manufacturing until such time that the community supports it. Future commercial or mixed-use rezoning should only be considered adjacent to existing commercial or mixed-use zoning in a manner that creates village clusters and avoids strip commercial along highway corridors.

Commercial Development Implementation 1.1.3: Encourage voluntary downzones (or, when in the interest of health and safety, consider mandatory downzones) of properties currently zoned commercial that are outside of the resort areas and areas designated as a village on Map 8.

Commercial Development Principle 1.2: Focus on creating vibrant village areas. Encourage public spaces and plazas within villages that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, interconnected pattern in the Valley and extend non-motorized trails and pathways to commercial village areas.

Commercial Development Implementation 1.2.1: As also provided in the Transportation Element Streetscape implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.

Commercial Development Goal 2: A goal of ~~Weber County~~Ogden Valley City is to ensure that the design of retail and commercial development is consistent with Ogden Valley's rural character.

Commercial Development Principle 2.1: Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.

Commercial Development Implementation 2.1.1: As part of small area planning, revise ~~County~~ City design standards to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, dark sky lighting, walkability, landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements may include agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley (Figure 16).

Figure 16: Examples of architectural style elements [1]

Mountain Rustic	The use of natural materials such as stone, wood, and/or heavy timbers as exterior building materials is encouraged. Metal is used for roofs and accessory features, such as light posts.			
Agrarian	Reflecting the building traditions of the early 20th century. Buildings are simple, incorporating barn elements such as pitched roofs and wood or metal siding. Colors are usually earth toned with white accents.			
Old West/Mining	Characterized by varying rooflines to breakup the building mass, typically "capping" the building. The use of wall mounted signs or painted signage integrated into the facade. Brick and wood materials encouraged.			

1 images are for reference only. Architecture styles should follow goals and principles in this General Plan.

Commercial Development Principle 2.2: Prohibit big-box-style development in Ogden Valley.

Commercial Development Implementation 2.2.1: Amend ~~County ordinances~~City ordinances to limit the maximum square footage of retail businesses in Ogden Valley, or develop design standards to mitigate negative visual impacts. Monitor the demand for additional retail sales in the Valley to determine a possible future need for larger retail businesses.

Commercial Development Principle 2.3: Ensure that all signage in Ogden Valley is compatible with the context of the sign's location and the rural character of Valley.

Commercial Development Implementation 2.3.1: Evaluate and revise the commercial sign standards for Ogden Valley to promote dark sky lighting and a consistent design theme that is compatible with the rural character of the Valley.

Commercial Development Implementation 2.3.2: Develop an Ogden Valley community signage plan with an identifiable theme for noncommercial signs in the Valley. Consider including a plan for wayfinding signage for the Valley.

Commercial Development Goal 3: A goal of ~~Weber County~~Ogden Valley City is to ensure that higher intensity uses, such as industrial and mining activities in the Ogden Valley planning area, are both located and regulated in a manner that minimizes adverse impacts and preserves the rural character of the planning area.

Commercial Development Principle 3.1: Ensure that higher intensity uses are appropriately governed in a manner that minimizes adverse impacts on the rural character of the Valley.

Commercial Development Implementation 3.1.1: Amend allowed uses in each zone to eliminate uses that are incompatible with the purpose and intent of the zone or are in conflict, with the provisions of this General Plan.

~~**Commercial Development Implementation 3.1.2:** Amend existing zoning regulations to restrict mining operations to a specific mining zone. Require mining operations to petition the County for a zone change prior to initiation of the operation. Specific mining operation proposals should be evaluated for community impacts prior to zone changes. Consider requiring a development agreement for large scale mining activities prior to formal rezoning.~~

6. TRANSPORTATION AND MOBILITY

Vision: The Ogden Valley community desires a transportation system that enhances mobility, reduces congestion, and meets air quality standards without disturbing existing land uses. The transportation system will have an active transportation component that connects and enhances bike and pedestrian facilities throughout the region.

PRESENT AND FUTURE CONDITIONS

State highways are the main access ports and the backbone of intra-Valley travel, including to Snowbasin and Powder Mountain Resorts. ~~County~~ City roads connect the communities together and the North Ogden Divide is ~~also~~ a county road. There are three main access points to Ogden Valley from the Wasatch front: (1) Interstate 84 to State Route (SR) 167 Trapper's Loop, (2) SR 39 up through Ogden Canyon, and (3) North Ogden Divide. Two smaller access ways into Ogden Valley include Avon Divide and Monte Cristo (SR 39), which are both closed during the winter. Ogden Valley's main internal transportation routes include SR 39, SR 158, the Huntsville to Eden Road, the Eden to Liberty Road, and the Wolf Creek Road (SR 158). The Valley transportation network connects the Valley's one incorporated town, Huntsville, with the five unincorporated communities of East Huntsville, Eden, Liberty, Wolf Creek, and Nordic Valley.

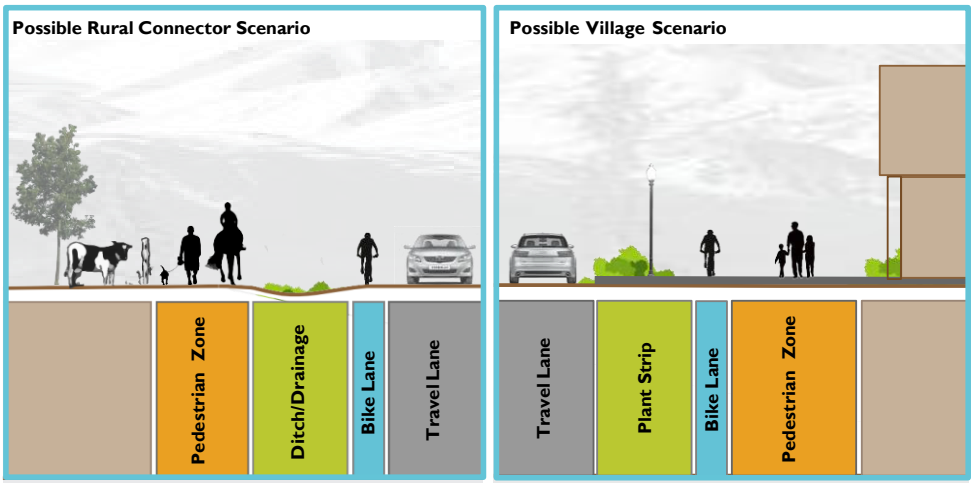
Ogden Valley continues to experience population growth, in addition to an increase in tourism in the summer and winter. A popular recreation activity for residents of the Wasatch Front is simply "taking a drive" to Ogden Valley, along with visitation to the recreation spots of the Valley. This level of traffic to, from, and around the Valley, particularly on busy weekends, is a challenge for the existing transportation network. Residents expressed concerns that population growth is creating traffic congestion, necessitating improvements to existing roads and possibly construction of new roads. Residents expressed concern that increasing traffic in Ogden Canyon could result in road improvements that would adversely affect the character of the Canyon. To address growth pressures on Ogden Canyon, residents support increasing capacity of Trapper's Loop. Residents support mechanisms that encourage traffic to use Trapper's Loop rather than Ogden Canyon. Overwhelmingly, residents do not support widening of SR 39 through Ogden Canyon to address congestion and capacity concerns.

Streetscape Design and Rural Character

The form of the existing transportation network and the design of transportation facilities play a role in the identity and character of Ogden Valley. There are no stoplights, no four lane roads, and only one fourway stop sign in the Valley. Residents prefer the rural character of roadways in Ogden Valley, and the absence of stoplights was specifically mentioned as a desirable feature. A key road planning objective is to maintain and improve existing roadways before constructing new ones. For future infrastructure improvements, a roundabout is preferred instead of the existing four-way stop and as an alternative to future stoplights. Residents are also overwhelmingly unsupportive of any new "belt route" type roadways in the Valley. Although the desire to maintain the Valley's character is important, so is the desire for a safe, efficient, and well-maintained transportation system to serve residents and visitors.

Valley residents would like to see more consistency in the design of public structures and facilities. Ogden Valley's street system includes a fairly uniform rural design. The rural roadways (paved surface, dirt shoulder, and irrigation ditches) lead to rural neighborhood streets. Over time, Valley residents would like to see consistent standards and patterns for pedestrian ways, bike paths, signage, and other road-related features. The needs of pedestrians and active transportation users should be a significant consideration in streetscape design, such as for adequate bike lanes and sidewalk or pathway widths. Street lighting, landscape design, and streetscape design are elements for which the public desires to see more coordinated and consistent design in order to provide visually appealing connections among Valley areas and to enhance safety. Residents support maintaining a 6-foot paved shoulder on all major roadways.

Figure 4: Possible Streetscape Scenarios



Access

Emergency access to the Valley was a major topic of discussion during the public involvement process, as well as during stakeholder interviews with the Weber Fire District. For example, if North Ogden Divide is blocked for construction and Ogden Canyon has a marathon, it presents a great concern for emergency responders from outside the area.

Transit Accessibility

Residents expressed a desire for greater choice in transportation options, whether it is a shuttle connecting them around the Valley, a bus with a park and ride to go to Ogden, or improved bike infrastructure. A well-balanced transportation system is critical to sustaining a high quality of life. With continued population growth, the number of residents commuting outside the Valley for work, and limited transit options available, challenges can be expected of the existing transportation network. Car ownership and total vehicle miles traveled in the United States and Utah has decreased in recent years, while alternate modes, such as bicycle commuting and transit ridership has increased. Valley residents seem to follow this trend in action, but also in verbally expressed desires. Current transit services are limited to the ski-resort shuttle buses and a van pool operated by Hill Air Force Base for base employees. Public transit service is seen as a challenge.

Bicycle and Pedestrian Connectivity

The provision of sidewalks and bike lanes is an important feature of maintaining the rural character of Ogden Valley. Specifically, sidewalk and bike connections should be made between destination areas and neighborhoods.

Active transportation is popular in Ogden Valley. Many people already ride their bikes and walk around the Valley for recreation, and the trails are becoming very popular. Residents support establishing and maintaining non-motorized active transportation facilities, including bike paths, walkways, and other opportunities, as part of the overall transportation system within the Valley and between destinations.

in particular, residents support the completion of a bike path around Pineview Reservoir and the establishment of bike lanes and pedestrian pathways in conjunction with Valley roadways. To enhance the bicycle network, new bike lane signing and pavement markings on major roads are recommended.

in May 2010, Weber County and Weber Pathways teamed to develop the Weber County Cooperative Pathways Master Plan, which outlines goals, visions, and policies for active transportation in the County. Similarly, the 2013 Ogden Valley Pathway Master Plan focused exclusively on Ogden Valley and outlined 35 trail and pathway projects. Residents support ongoing efforts by the County to work with Weber Pathways to implement the goals of these plans.



image Credit: http://travelingtroy.com/wp-content/uploads/2012/08/Walk-from-indian-Trail-on-Ogden-Canyon-Rd.jpg

Weber County Planning

Weber County prepared a 2015 draft Ogden Valley Transportation Master Plan (TMP), which has not been formally adopted as of the publication of this General Plan update. The scope of the transportation plan is limited to County roadways and does not address state routes. The TMP recommends that future streets be laid out in an interconnected pattern to ensure convenient access and reduce congestion. An inventory of all signs and crosswalks was also completed, and extensive traffic volume data was gathered. The draft TMP reports that, as of the date of the TMP, all of the County roadways in the Ogden Valley General Plan study area are operating at acceptable levels of service, and are expected to continue to do so in the foreseeable future.

The TMP makes a number of recommendations to protect the levels of service on County roadways and to make improvements in anticipation of future growth. Some of those recommendations include extending several existing roads to increase connectivity in the Valley; building a new arterial; and realigning and re-routing several existing roads. Residents are concerned that these recommendations are based on unrealistic projections of growth in the Valley, and should not be implemented in the foreseeable future.

Transportation Planning

The main access points to Ogden Valley are the Utah state highways over Trapper's Loop and up through Ogden Canyon, over which UDOT has jurisdiction and management responsibility. UDOT plans for future road improvements through its short-and long-range planning. UDOT prepares long-range plans for its traffic regions and allocates future projects to phases that indicate the relative priority and timing of future projects. The long-range plans also indicate whether funding has been identified or committed to complete the projects. A key goal of Valley residents is to more effectively communicate their preferences for future roadway development to UDOT.

GOALS, PRINCIPLES, AND IMPLEMENTATION

Transportation Goal 1: A goal of ~~Weber County~~Ogden Valley City is to ensure that Ogden Valley has a transportation system that enhances mobility and connectivity, reduces congestion, and meets air quality standards without disturbing existing land uses.

Transportation Principle 1.1: ~~Revise the draft~~Create a ~~TMP~~ Transportation Master Plan for Ogden Valley to respond to the values and vision of Valley residents.

Transportation Implementation 1.1.1: Conduct additional traffic studies and monitor growth rates and locations in Ogden Valley regarding the timing, scope, and locations of Valley roadway improvements planned in the draft TMP.

Transportation Implementation 1.1.2: improve the ~~County's~~ City's Capital Facilities Plan to determine the timing, funding, character and locations of future improvements to the Ogden Valley ~~County~~ City roadway system.

Transportation Principle 1.2: Provide for maintenance-efficient road design that minimizes the number of Valley road miles, steep grades, and poor drainage.

Transportation Implementation 1.2.1: Provide development ordinances that require that new road infrastructure directs traffic to existing State highways in as efficient a manner as possible.

Transportation Implementation 1.2.2: Consider noise impacts and possible mitigation measures during development review.

Transportation Principle 1.3: Support the development of on-street, street-adjacent, or street-alternative active transportation facilities and infrastructure in Ogden Valley as an integral part of the Valley's transportation system.

Transportation Implementation 1.3.1: Pursue opportunities to create active transportation infrastructure in a well-planned system throughout the Valley that fosters a culture of non-automobile alternatives for short community trips. These opportunities include new street design and maintenance projects, as well as new development projects. Coordinate with UDOT during its design and maintenance projects to support active transportation alternatives.

Transportation Implementation 1.3.2: Adopt lane classification categories outlined in the National Association of City Transportation Officials (NACTO) Utah Bicycle Infrastructure Best Practices. See the Plan Study Appendix for classification categories.

Transportation Implementation 1.3.3: Support the efforts of Weber Pathways to implement the goals of the Ogden Valley Pathway Master Plan.

Transportation Implementation 1.3.4: Support completion of the multi-use pathway around Pineview Reservoir.

Transportation Implementation 1.3.5: Encourage bicycle friendly signage throughout the planning area.

Transportation Principle 1.4: Support development of regularly scheduled public transit into and out of Ogden Valley.

Transportation Implementation 1.4.1: Work with UTA, the resorts and other partners to provide summer and winter busing and shuttles to offer residents and visiting recreationists an alternative to driving to Ogden Valley during times of peak visitation.

Transportation Implementation 1.4.2: Explore all avenues to establish a year-round public transit system to and from and through Ogden Valley.

Transportation Goal 2: A goal of ~~Weber County~~Ogden Valley City is to support maintenance of efficient and functional gateways into Ogden Valley.

Transportation Principle 2.1: Coordinate with UDOT on planning for all highways affecting Ogden Valley to inform UDOT decision making on timing and locations of investments in state highways that serve Ogden Valley.

Transportation Implementation 2.1.1: Review UDOT's long-range plan for Ogden Valley and develop a response outlining the preferences of Valley residents.

Transportation Implementation 2.1.2: Participate in and monitor the findings of UDOT's ongoing Ogden Canyon Study. Consider the study's recommendations for possible future General Plan amendments.

Transportation Implementation 2.1.3: Only support UDOT road development that is consistent with the rural character of Ogden Valley, including provisions for active transportation elements along all UDOT highways.

Transportation Principle 2.2: Ensure that planning for Ogden Canyon recognizes its importance as a historical and recreational visitor destination, protects the historic, cultural, recreational and natural resources of the Canyon, and respects the rights of Canyon residents.

Transportation Implementation 2.2.1: Develop techniques to discourage the use of Ogden Canyon as the major access to Ogden Valley and encourage the use of Trappers Loop.

Streetscape Design Goal 1: A goal of ~~Weber County~~Ogden Valley City is to provide roads and streets in Ogden Valley that enhance community character.

Streetscape Design Principle 1.1: Ensure that Ogden Valley roads and streets have a cohesive design that promotes traffic calming and enhances community character.

Streetscape Design Implementation 1.1.1: Develop and adopt multimodal streetscape cross sections for villages based on the small area plans referenced in Commercial Development Goal 1, and implement key elements during programmed road creation, maintenance, and upgrade projects. During small area planning, consider the need for traffic calming measures, reduced speed limits, consistent landscaping and lighting, and other public improvements.

Streetscape Design Implementation 1.1.2: Establish comprehensive streetscape standards for new residential streets and rural connector roads in Ogden Valley, including multimodal considerations, paving patterns, and other public improvements.

Streetscape Design Implementation 1.1.3: Develop intersection designs that utilize roundabouts rather than stop signs and lights. Encourage UDOT to do the same.

Streetscape Design Principle 1.2: Coordinate highway design with UDOT.

Streetscape Design Implementation 1.2.1: Work with UDOT to develop street and highway cross sections that are consistent with all ~~Weber County~~Ogden Valley City highway cross section designs, including support for village road design and active transportation.

7. UTILITIES AND PUBLIC SERVICES

Vision: The Ogden Valley community desires adequate utilities and public services that provide for the current and long-term needs of the community. ~~Weber County~~Ogden Valley City and other governmental agencies will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

PRESENT AND FUTURE CONDITIONS

The capacity and quality of utilities and public services significantly affect the quality of life enjoyed by those who live, work, and own property in Ogden Valley. Population growth and increased visitation will increase the demand for utilities and public facilities and services. As the population increases, it is important to ensure that demand for services does not exceed the supply and that the expansion of utility infrastructure is planned to accommodate future needs. This is especially critical in Ogden Valley, which is experiencing infrastructure challenges that affect livability for residents. Residents are concerned that large-scale infrastructure projects may stimulate growth in Ogden Valley. The community consensus is that utility infrastructure development should be available when it is needed but should not drive growth, and that planning for future utility services should observe the limitations of the water and soil resources of the Valley.

The goals and principles presented in this element are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs.

It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the Valley. Most utilities and public services require a substantial investment that must be planned well in advance of the need for the services. Who will make the investment and where the facilities are to be located are major factors in determining the amount, location, and type of growth that Ogden Valley can anticipate.

Outside the corporate limits of Huntsville, residents of Ogden Valley rely on individual water and sewer systems and on private companies and special-use districts to develop, operate, and maintain most of the Valley's water, sewer, and electric power utility services. Public services other than water and sewer are provided by governmental entities and districts. Planning, zoning, and general administrative services are provided directly by ~~Weber County~~Ogden Valley City. Fire and emergency response services are provided by Weber Fire District, while police service is provided by the Weber County Sheriff's Office. The schools in Ogden Valley are within the Weber School District.



Image: Credit: Buck Swaney 

Culinary Water

Ogden Valley residents expressed great concern over the availability and quality of culinary water sources. For this reason, Weber County ~~has~~ partnered with the Utah Geological Survey and others to provide a hydro-geological study of the Ogden Valley watershed aquifers. The study ~~is anticipated to be complete~~was completed in ~~summer~~ 2017. A number of the residents and businesses in Ogden Valley rely on private water wells and developed springs for culinary (drinking) water service, but many residents depend on water service from approximately 83 individual water companies, according to the best estimate available from the Weber County Health Department. Wolf Creek Water and Sewer District, Eden Water Works, Liberty Pipeline Company, Huntsville Town and Powder Mountain Water and Sewer District are among the larger providers. Each water company has a limit on the number of customers it can serve, based on its public water system certification. Apart from authorized capacity, water service companies are limited by the production capacity of their water sources, primarily wells, and several have experienced deliverability problems in the past, despite having fewer customers than their authorized capacity.

Whether through development of additional private sources or expansion of community water systems, Ogden Valley's projected growth will require additional culinary water and new water infrastructure. Groundwater is expected to be the primary source of additional culinary water. Surface water can be treated for culinary uses, but the construction and operation of water treatment facilities are expensive.

"It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the Valley."

~~Weber County~~Ogden Valley City currently plays no direct role in supplying culinary water in Ogden Valley. Valley water service providers generally work together to coordinate their efforts and share information, but they plan to remain independent for the foreseeable future. The large number of independent water providers and lack of centralized data sharing make responding to water shortages and coordinating Valley-wide water supply planning difficult.

Weber County convened the Ogden Valley General Plan Water Subcommittee during the planning process to bring together water service providers to discuss water rights, water supply, culinary and secondary water service, and the hydrogeologic character of Ogden Valley and its watershed. A summary of the Subcommittee's discussions and conclusions is presented in the Plan Study that the developer obtain a will-serve commitment from an existing water provider, before property is platted for development. The City may consider requiring additional proof of existing water rights before subdivision approval. The Subcommittee supports the ~~ongoing~~ basin-wide water study to quantify the Valley's water budget and identify potential groundwater source areas. Planning questions relating to water supply should be revisited and policies adjusted~~, as appropriate, once the water study is completed.~~.

Wastewater Management

Most residences in Ogden Valley are served by individual septic drainfield systems[1]. Sewer service is also provided by six sewer districts and eight sewer companies. Utah state law requires that community sewer service must be provided by a "body politic," either a service district created by the ~~County Commission~~City Council or the ~~Commission~~ Council itself. The ~~Commission~~ Council may create a special district and delegate sewage control to the board of that district, while maintaining some control when it comes to the boundaries of the district. For community sewer systems that are not governed by a district, the ~~County~~ City remains the body politic.

The sewer districts include Durfee Creek Sewer District, Powder Mountain Water and Sewer District, Wolf Creek Sewer Improvement District, Nordic Valley Sewer District, Green Hills Sewer District, and Huntsville Hollow Sewer District. The sewer companies for which the ~~County Commission~~City Council remains the body politic include Emerson Hills, Bailey Acres, Hawkins Creek, Basin View, Pineview West, Trappers Crossing, Ski Lake Sewer District, and Mountain Sewer. Although the ~~County Commission~~City Council either governs the body politic or supervises the delegated sewer districts, there is currently no Valley-wide sewer district or coordinated sewer system infrastructure planning.

Residents are concerned that continued development with septic drain field systems could degrade water quality in the future. The 2005 Weber County General Plan Recreation Element recommends that the County encourage the development of limited-capacity sewage treatment systems in conjunction with development in identified village and resort areas. The City will require Health Department comment on the density and cumulative nitrate loading risk of subdivisions using septic systems. Where groundwater vulnerability is identified, clustering or alternative technologies may be required.

Surface and Stormwater Management

The installation and maintenance of surface and

stormwater management infrastructure is generally the responsibility of the developers and homeowners of

Appendix. The Water Subcommittee generally agreed that County policies should encourage culinary water service from existing companies rather than a proliferation of new companies and that new water sources should be developed and tested, or

1 To use a septic system, a building lot must be at least 20,000 contiguous square feet of less than 25% slope if the culinary water supply is from a community water system, or 1 to 1.75 acres of land if culinary water service is from an individual well. There must also be room on the parcel for a wellhead protection zone and a replacement drainfield in case the initial drainfield fails.



development projects in Ogden Valley. As with sewer and water service, there currently is no Valley-wide entity for the planning and operations of surface/stormwater management facilities. Ogden Valley experiences thawing and freezing cycles every spring that result in overland surface sheetflows outside the developed areas. As property development has increased in areas that block the natural drainage to the reservoir and irrigation practices have changed, stormwater sheetflow runoff has become a more significant problem. The ~~Weber County~~Ogden Valley City Engineering Division sees this situation as a critical priority.

Electric Power

~~Weber County~~Ogden Valley City neither owns nor operates power-generating facilities, nor does the ~~County~~ City distribute electric power. Rocky Mountain Power provides this service in Ogden Valley. Rocky Mountain Power owns and operates a high-voltage transmission line in the northern part of the Valley, and new power distribution lines will be extended in the future to support new growth. The community suggests that new power distribution lines be installed underground to preserve the Valley's viewsheds.

Public Safety

The Weber County Sheriff has a precinct office near Huntsville which provides public-safety patrol in Ogden Valley. Weber Fire District Station 62, located in Eden, and Station 65, located near Huntsville, provides fire and emergency response services. Response to major incidents is supplemented by units responding from fire stations in the lower valley, as well as through automatic and mutual-aid agreements which Weber Fire District maintains with other fire agencies. Valley residents feel that existing public-safety services in Ogden Valley are good, but they are concerned that increases in Valley population and additional development in remote areas of the Valley will strain these services in the future.

As development continues with increasingly larger and more complex residences and commercial projects, the availability of water for fire suppression activities will become a larger challenge. Planners and developers will need toremain flexibleand allowfor different construction materials to be used in order to accommodate for the lower fire flow rates in some areas of Ogden Valley. Building and fire codes have accommodations for these alternative construction materials and types.

A rising concern for public safety is the increasing number of structures being developed within the "wildland-urban interface" area. In these locations development interacts with the undeveloped hillsides and wooded areas, increasing the potential for wildfires with substantial property damage.

Public Schools

Ogden Valley is in the Weber School District. Snowcrest Junior High School and Valley Elementary are both located in Eden. Valley residents have expressed a desire to have a high school in Ogden Valley to avoid the need to travel from Ogden Valley[2].

~~Incorporation~~

~~The residents of all or portions of the Ogden Valley planning area may decide to incorporate at some point in the future. County decisions should consider possible impacts on the effects on future town governance and budget.~~

2 According to the Big ideas Survey, which can be found in the Plan Study Appendix.

Utilities and Public Services Goal 1: A goal of ~~Weber County~~Ogden Valley City is to understand the hydrology, service areas, capacities, facilities and planning for water and sewer services in the Ogden Valley planning area.

Utilities and Public Services Principle 1.1: Although ~~Weber County~~Ogden Valley City has no direct regulatory role, ~~the County~~ it should support communication among water and sewer service providers to coordinate the planning for and delivery of culinary water and sewer services in a manner that pursues the possibility of an eventual valley-wide sewer and water system plan.

Utilities and Public Services Implementation 1.1.1: ~~Weber County~~Ogden Valley City should initiate the creation of a voluntary Ogden Valley water and sewer services forum to provide a forum for the exchange of information, resolution of service issues, advocacy for consistent standards and management, and cooperation in the planning for and delivery of culinary water and sewer services.

Utilities and Public Services Principle 1.2: ~~Weber~~ Ogden Valley City~~County~~ will require that adequate water and sewer services are available as a condition of approval of all future developments.

Utilities and Public Services Principle 1.3: Support conservation of water resources.

Utilities and Public Services Implementation 1.3.1: Verify that the goals, principles, and implementation measures of this Plan are consistent with the findings of the Ogden Valley Watershed Hydrogeology Study ~~being~~ conducted by Utah Geological Survey.

Utilities and Public Services Implementation 1.3.2: Explore water conservation techniques and education, such as public outreach, metering secondary water, increasing block rate structures, water-wise landscaping, turf grass reduction incentives, etc.

Utilities and Public Services Implementation 1.3.3: Identify unpermitted wells and coordinate with Division of Water Rights to enforce permitting and drilling standards and governance.

Utilities and Public Services Implementation 1.3.~~3~~4: ~~Weber County~~Ogden Valley City will encourage the Weber Basin Conservancy District to verify that clear evidence exists that the impacts of an exchange application can be mitigated.

Utilities and Public Services Implementation 1.3.5: Pursue the research of scientifically sound methods to monitor and evaluate groundwater levels and groundwater quality trends and incorporate such considerations into subdivision development approval requirements.

Utilities and Public Services Goal 2: A goal of Ogden Valley City ~~Weber County~~ is to encourage alternatives to septic drainfield systems.

Utilities and Public Services Principle 2.1: New developments in the village areas (reference Commercial Development Implementation 1.1.1) and the resort areas should connect to existing sewer facilities or provide limited-capacity sewage treatment facilities for identified service areas. The facilities should be designed to be expandable to accommodate additional development in the village or resort areas. New residential developments not proximate to existing sewer service areas should employ clustering and provide limited capacity advanced sewage treatment facilities.

Utilities and Public Services Principle 2.2: Develop subdivision design requirements that consider septic system density and cumulative nitrate loading risk. Where groundwater vulnerability is identified, consider clustering or alternative wastewater management technology requirements.

Utility and Public Services Principle 2.3: Consult with DWQ regarding options and standards for expanding wastewater disposal capacity in Ogden Valley.

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Utility and Public Services Principle 2.4 Consider conditioning approvals for developments that are beyond existing sewage facilities, upon an agency-approved plan for sewage treatment, where required by Health Department and/or DWQ. This should include meetings, review by the applicable agencies and City, indication of approval feasibility, preliminary engineering estimates of cost, and operations feasibility planning.

Utilities and Public Services Goal 3: A goal of Ogden Valley City ~~Weber County~~ is to improve surface and stormwater management in Ogden Valley.

Utilities and Public Services Principle 3.1: ~~Weber County~~ Ogden Valley Cityshould pursue a program to construct swales or improve natural swales in the more rural areas of the Valley to intercept overland flows outside the development areas.

Utilities and Public Services Implementation 3.1.1: Existing natural swales and ditches should be identified and mapped as part of the development project review process, and measures should be taken to either protect or relocate ditches and swales to preserve their function and reduce the potential for overland sheet flows.

Utilities and Public Services Implementation 3.1.2: New stormwater management facilities should be designed to serve multiple purposes in addition to stormwater retention and detention (such as ground

water recharge, wild-life habitat, aesthetics, etc.) and complement the rural character of the Valley.

Utilities and Public Services Principle 3.2: Provide for the planning, design, and construction of more advanced and attractive retention and detention facilities to minimize off-site stormwater effects.

Utilities and Public Services Implementation 3.2.1: Complete and implement a stormwater master plan for Ogden Valley.

Utilities and Public Services Implementation 3.2.2: Amend ~~County ordinances~~City ordinances to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects and provide other public benefits.

Utilities and Public Services Implementation 3.2.3: Require stormwater management concept plans for all development.

Utilities and Public Services Implementation 3.2.4: Limit impervious surfaces on residential lots to 60%

Utilities and Public Services Implementation 3.2.5: Require on-site management for

Utilities and Public Services Implementation 3.2.3: Employ techniques such as financial security and performance measures to ensure proper completion and maintenance of stormwater facilities.

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Utilities and Public Services Goal 4: A goal of Ogden Valley City ~~Weber County~~ is to reduce impacts of utility construction and operation in Ogden Valley.

Utilities and Public Services Principle 4.1: Plan future electric utilities to reduce visual impacts.

Utilities and Public Services Implementation 4.1.1: ~~Weber County~~Ogden Valley City will consider requiring the burial of power distribution lines within new development. (Reference Community Character Gateways and Viewsheds Implementation 2.2.3)

Utilities and Public Services Implementation 4.1.2: To the extent that additional aboveground high-voltage transmission lines are necessary in Ogden Valley, they should be located within existing transmission line corridors, as is feasible, to reduce visual impacts.

Utilities and Public Services Principle 4.2: Require appropriate mitigation of the impacts of all utilities.

Utilities and Public Services Implementation 4.2.1: Employ techniques such as financial security and performance measures to ensure proper completion, site restoration, maintenance, and weed control of utility facilities, corridors, and rights-of-way.

Utilities and Public Services Goal 5: A goal of Ogden Valley City ~~Weber County~~ is to improve public safety in Ogden Valley.

Utilities and Public Services Principle 5.1: Educate the public regarding life safety, including fire prevention and fire codes.

Utilities and Public Services Implementation 5.1.1: Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland Urban Interface in Ogden Valley and amend development ordinances to require notice of proximity to the interface.

Utilities and Public Services Implementation 5.1.2: Provide education on fire-wise planning, including building materials and landscaping.

Utilities and Public Services Implementation 5.1.3: Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

Utilities and Public Services Implementation 5.1.4: Ensure that all development has adequate fire flow and fire flow storage.

Utilities and Public Services Principle 5.2: Maintain the ability of the community to respond promptly, efficiently, and effectively in the event of a major natural or human-caused disaster.

Utilities and Public Services Implementation 5.2.1: Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.

Utilities and Public Services Implementation 5.2.2: Provide funding for programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.

Utilities and Public Services Implementation 5.2.3: Provide for emergency shelter and supplies to adequately serve the population in the event of a disaster.

8. PARKS AND RECREATION

Vision: The Ogden Valley community desires a park system that can host a variety of recreational and educational opportunities for all ages. A trail network that cohesively connects parks to other recreational, educational, or commercial areas is important. Facilities that enhance the user experience of Pineview Reservoir are desired.

PRESENT AND FUTURE CONDITIONS

Recreation amenities are a huge part of Ogden Valley's landscape. Many of these opportunities can be found at the Valley's 2 regional parks and 3 community parks and at the 2 schools—Valley Elementary and Snowcrest Junior High. Additionally, there are 3 ski resorts, Pineview Reservoir, miles of trails, and several campgrounds. To maintain adequate recreation facilities and to provide acceptable levels of recreation services, improvements to infrastructure or facilities may be necessary.

Historically, Weber County has focused numerous recreational planning efforts in the Valley. In 2001 the County adopted a new Ogden Valley Pathways Map. in 2005 the County adopted the Ogden Valley General Plan Recreation Element. in 2010 the Weber Area Council of Governments endorsed the Weber County Cooperative Pathways Master Plan, and in 2013 the County adopted the Ogden Valley Pathway Master Plan, which was an update to the 2001 Ogden Valley Pathways Map. During the public involvement process for this 2014 - 2016 General Plan update, Valley residents and stakeholders made it clear that those previous planning efforts contain critical information and principle direction that are still relevant for Ogden Valley today. To that end, the vision and main principle direction of these plans regarding recreation and parks have been consolidated and carried forward into this General Plan element chapter.

Pineview Reservoir

Pineview Reservoir is a popular attraction for residents and tourists, and maintaining access to it is important. As one of the top tourism and outdoor recreation resources in the Valley, the reservoir should be readily accessible from multiple locations. Past years suggest a lack of parking and beach facilities. The overcrowding of fee beaches is pushing crowds toward non-fee areas. These non-fee areas do not have adequate human waste or solid waste disposal facilities and lack adequate access and parking. When considering new beach facilities or infrastructure, ~~the County~~Ogden Valley City should focus on maintaining a natural feel to preserve the scenic character and value that make the reservoir a recreation attraction.





Image accessed from whattodoinogdenvalley.com/uploads/1/1/7/9/1179258

Table 6: Ogden Valley Park Details

Park	Acres	Owner
Weber County Memorial Park	181	Weber County
North Fork Park	2400	Weber County
Eden Park	8	Eden Park District
Liberty Park	4	Liberty Park District
Future Park by Trappers Loop	7	Weber County
Huntsville Park	8	Town of Huntsville



http://lavenderhillutah.blogspot.com/2013/07

Trails

An interconnected trail system is consistently cited as one of the most desired amenities in Ogden Valley. Interconnected trail systems can greatly enhance quality of life and can enhance active recreation by encouraging pedestrian and bicycle trips instead of automobile trips. A multiuse pathway is being constructed around Pineview Reservoir, as funds are available. A similar pathway treatment runs along Highway 162, extending northeast from the Valley Market. These and other highway-adjacent multiuse pathways are important to the recreational appeal of the Valley. Connecting these pathways into a complete network system has recreational and transportation benefits and will provide the Valley with a tool to promote its rural character by avoiding street systems with street-lined cement sidewalks in non-village areas. More information regarding street-adjacent multiuse pathways or on-street bicycle facilities can be found in the Transportation and Mobility chapter of this General Plan.

Ogden Valley has an extensive trail network, with over 118 miles of existing and 251 miles of planned trails, but as trails become more heavily used by pedestrians, cyclists, and horseback riders, conflicts will inevitably arise. Additional trails through open-space areas could be explored as a tool to limit backcountry/open-space degradation. The 2013 Ogden Valley Pathway Master Plan map graphically depicts current and future trails throughout the Valley. Map 10 provided herein provides an update to the 2013 Master Plan map.

Dispersed Recreation

The Uinta-Wasatch-Cache National Forest supports summer and winter activities, including camping, scenic driving, hiking, biking, boating, swimming, bird watching, hunting, fishing, snowmobiling, cross-country skiing. Although most of its developed recreation sites are at Pineview Reservoir, at Causey Reservoir, or along the Ogden River, much undeveloped recreation occurs along most of the paved and natural surface roads in the Valley.

Public Events

Organized recreation events occur frequently in the Ogden Valley during the summer. These events do not always require a specific recreation facility but use Ogden Valley's resources to market the Valley as a recreation destination. These events include various road races for bikers and runners. Many residents struggle with the challenges these events create, and there is no mechanism for direct local benefit.

As the Valley grows or becomes a more popular recreation destination, the levels of service offered by existing recreation facilities will continue to diminish. To help avoid this, ~~Weber County~~Ogden Valley City should take a progressive stance on recreation planning by actively planning facilities expansions and proactively creating partnerships among various interested stakeholders. Considering that many of the recreational facilities are not under the direct control of ~~Weber County~~the City, much of the ~~County's~~ City's role will be that of a facilitator and a partner.

GOALS, PRINCIPLES, AND IMPLEMENTATION

Parks and Recreation Goal 1: A goal of ~~Weber County~~Ogden Valley City is to balance the expansion of recreation areas and facilities with overused and saturated resources to maintain a high quality recreation experience.

Parks and Recreation Principle 1.1: ~~Weber County~~Ogden Valley City will proactively partner with the U.S. Forest Service and other stakeholders to help manage Pineview Reservoir and other Forest Service recreational facilities. Specific issues include parking problems near popular beach areas, public access to the waters and beaches, lack of facilities including adequate restrooms and solid waste disposal and collection, and lack of general management of operations and maintenance of overflow facilities.

Parks and Recreation Implementation 1.1.1: Ogden Valley City ~~Weber County~~ will actively pursue partnership opportunities with the U.S. Forest Service and other stakeholders, such as the Town of Huntsville and Ogden City, to help facilitate effective changes to the management of Pineview Reservoir. This includes, but is not limited to, finding suitable locations for parking facilities, restroom facilities, and solid waste disposal facilities and enhancing beaches and access to the waterfront. To meet these ends, ~~Weber County~~Ogden Valley City will explore cost recovery and enforcement mechanisms. Cost recovery mechanisms may include access and/or parking fees, and enforcement may include increased presence from the Sheriff's Office and a stronger partnership with the Utah Division of Wildlife Resources for its enforcement capabilities. As suggested in the 2005 Ogden Valley Recreation Element, create a committee of broad representation of stakeholders that is responsible for the evaluation and oversight of decisions for the reservoir.

Parks and Recreation Principle 1.2: Ogden Valley City~~Weber County~~ will pursue adequate recreation facility improvements and will support local parks and recreation districts, organizations, and groups in their efforts to expand recreation areas and facilities.

Parks and Recreation Implementation 1.2.1: The ~~County~~ City should help facilitate partnerships among the various park stakeholders to explore possible expansion of Liberty Park and Eden Park and to explore common interests between the two park districts in a manner that provides optimal mutual gain. if the two park districts desire to merge or expand in the future, the ~~County~~ City should support the merger or expansion. The ~~County~~ City should work with park districts and local stakeholders to monitor the levels of service of existing local and regional parks to verify whether or not new development is causing an adverse effect. The ~~County~~ City will pursue opportunities with developers to provide additional lands or facilities for parks so that the levels of service in existing parks meet the needs of the community.

Parks and Recreation Implementation 1.2.2: Ogden Valley City~~Weber County~~ will continue to pursue opportunities to support the development of the park that has been reserved by the Snowbasin Zoning Development Agreement and will work with Snowbasin, the community, and other stakeholders, such as the Town of Huntsville and local park districts, to ensure proper completion of park improvements.

Parks and Recreation Implementation 1.2.3: Ogden Valley City~~Weber County~~ should consider revising its Capital Facilities Plan to incorporate needed facilities and improvements to ~~County~~City-owned parks. Chapter 3 of the 2005 Ogden Valley Recreation Element provides a baseline of recreation needs.

Parks and Recreation Implementation 1.2.4: Ogden Valley City ~~Weber County and local municipalities~~ should continue an organized process of seeking federal and state funds to help defray land, equipment, and construction costs for future recreation facilities.

Parks and Recreation Implementation 1.2.5: Ogden Valley City ~~Weber County~~ should pursue a recreation impact fee to support future recreation investments, including parks, trails, and other recreation facilities, that are necessary to support future demand.

Parks and Recreation Principle 1.3: Ogden Valley City ~~Weber County~~ will pursue parking solutions along roadways throughout the Valley to provide adequate parking facilities necessary for safer roadways, to limit traffic conflicts, and to enhance access to recreation destinations.

Parks and Recreation Implementation 1.3.1: Ogden Valley City ~~Weber County~~ should consider revising its Capital Facilities Plan to incorporate needed parking facilities along ~~County~~ City roadways. ~~Weber County~~The City will actively pursue collaboration opportunities with UDOT and other stakeholders to influence the creation of parking facilities adjacent to UDOT facilities. Parking facilities may also merit restroom facilities in more popular recreation areas. Depending on a facility's proximity to certain recreational uses, the plan should assess the daytime parking needs of vehicles with trailers for horses, boats, and off-highway vehicles.

Parks and Recreation Goal 2: A goal of Ogden Valley City ~~Weber County~~ is to pursue Valley recreation expansion by working with resort developers.

Parks and Recreation Principle 2.1: Ogden Valley City ~~Weber County~~ will continue to pursue recreational development opportunities with existing and future recreation resorts in the Ogden Valley planning area, subject to the provision of Land Use Principle 1.1. Future resort development should broaden the array of outdoor recreation opportunities available to both residents and visitors.

Parks and Recreation Implementation 2.1.1: As resort development is proposed, Ogden Valley City ~~Weber County~~ should advocate for the diversification of recreational and cultural opportunities, to the extent allowed by law. Master-planned resort projects, or projects requiring a rezone, should provide a wide array of public options and facilities for outdoor recreation and cultural experiences. Such facilities may include camping facilities; horseback riding trails; hiking trails; cross-country ski trails; parking facilities or improvements for trailheads; museums; living-history tours; theaters showing documentaries about the area; and lodging, dining, and other visitor services.

Parks and Recreation Goal 3: A goal of Ogden Valley City ~~Weber County~~ is to develop a context appropriate Valley-wide pathway and trail network with pathways that connect individual neighborhoods or subdivisions to the greater active transportation and non-motorized recreational trail network[1].

Parks and Recreation Principle 3.1: Ogden Valley City ~~Weber County~~ will pursue adequate recreational trail improvements in the Valley. The ~~County~~ City may consider supporting local organizations and groups in their efforts to expand, manage, and maintain trail and trailhead facilities necessary to provide adequate levels of service for the increasing demand.

Parks and Recreation Implementation 3.1.1: Ogden Valley City ~~Weber County~~ should consider creating a trails coordinator position. This person could coordinate efforts between ~~Weber County~~Ogden Valley City and various stakeholders—including
U.S. Forest Service, Weber Pathways, parks districts, land trusts, resort developments, schools, and various business owners and private property owners—to advance implementation strategies of this goal.

Parks and Recreation Implementation 3.1.2: Ogden Valley City ~~Weber County~~ should consider revising its Capital Facilities Plan to incorporate needed facilities and improvements to recreational trails and trailheads. Map 11 identifies future planned pathways and trails.

Parks and Recreation Implementation 3.1.3: Ogden Valley City ~~Weber County~~ should consider pursuing opportunities for the acquisition of land or rights-of-way that will fill out the pathways network. ~~Weber County~~Ogden Valley City should remain respectful of private landowners' rights and should work diligently, openly, and fairly in the acquisition of trail rights-of-way.

Parks and Recreation Implementation 3.1.4: Ogden Valley City ~~Weber County~~ should consider providing ordinances that require recreational trails in new development projects to connect, or be designed to connect in the future, to the active transportation network provided for in the Transportation and Mobility Element, and as further illustrated on Map 10. Ordinances should be crafted to allow Americans with Disabilities Act–accessible pathways in lieu of sidewalk requirements, provided that the accessible pathways would lend a more direct route to the active transportation network than the sidewalks or streets

1 The role of pathways as components of the Valley's transportation system is described in the Transportation and Mobility Element

chapter of this General Plan. The typology of paths, funding, and projects recommended in the 2013 Ogden Valley Pathway Master Plan are described in the Plan Study Appendix.

would otherwise. Active transportation measures should not be waived by means of a deferral agreement.

Parks and Recreation Implementation 3.1.5: Ogden Valley City ~~Weber County~~ should continue to support Weber Pathways and other organizations and stakeholders in their efforts to establish a complete pathways network in the Valley.

Parks and Recreation Implementation 3.1.5: Ogden Valley City should support the creation of the Ogden Canyon Trail as part of a regional trails plan.

Parks and Recreation Implementation 3.1.~~6~~7: Ogden Valley City ~~Weber County~~ will pursue partnerships with the U.S. Forest Service to provide for new trail improvements and alignments and to explore a management and
maintenance program for existing pathways.







9. RESOURCE MANAGEMENT

Vision: The Ogden Valley community desires responsible and sustainable growth while conserving the natural and social character of Ogden Valley. With this vision, Weber County in Ogden Valley is prepared to shape its future by preserving character; promoting sustainability; supporting agriculture, wildlife, habitat, and scenic vistas; and recognizing the importance of management of public lands.

PRESENT AND FUTURE CONDITIONS

~~House Bill 219, passed by the Utah Legislature during its 2016 general session, amended Section 17-27a-401 of the Utah Code to add a county resource management plan as a required element of county general plans. New Subsection (3) provides:~~

~~"(a) The general plan shall contain a resource management plan for the public lands, as defined in section 63L-6-102, within the county.~~

~~"(b) the resource management plan shall address:~~

- ~~(i) Mining;~~
- ~~(ii) land use;~~
- ~~(iii) livestock and grazing;~~
- ~~(iv) irrigation;~~
- ~~(v) agriculture;~~
- ~~(vi) fire management;~~
- ~~(vii) noxious weeds;~~
- ~~(viii) forest management;~~
- ~~(ix) water rights;~~
- ~~(x) ditches and canals;~~
- ~~(xi) water quality and hydrology;~~
- ~~(xii) flood plains and river terraces;~~
- ~~(xiii) wetlands;~~
- ~~(xiv) riparian areas;~~
- ~~(xv) predator control;~~
- ~~(xvi) wildlife;~~
- ~~(xvii) fisheries;~~
- ~~(xviii) recreation and tourism;~~
- ~~(xix) energy resources;~~
- ~~(xx) mineral resources;~~
- ~~(xxi) cultural, historical, geological, and paleontological resources;~~
- ~~(xxii) wilderness;~~
- ~~(xxiii) wild and scenic rivers;~~
- ~~(xxiv) threatened, endangered, and sensitive species;~~
- ~~(xxv) land access;~~
- ~~(xxvi) law enforcement;~~
- ~~(xxvii) economic considerations; and~~
- ~~(xxviii) air.~~

~~(c) For each item listed under Subsection (3)(b), a county's resource management plan shall:~~

- ~~(i) establish findings pertaining to the item;~~
- ~~(ii) establish defined objectives; and~~
- ~~(iii) outline general policies and guidelines on how the objectives described in Subsection (3)(c)(ii) are to be accomplished."~~

~~HB 219 was passed well after the process to develop the Ogden Valley General Plan was underway, and it was decided to prepare this Resource Management element for the Ogden Valley planning area as a part of the Ogden Valley General Plan. Many of the topics identified in Subsection (3)(b) are addressed in other sections of this General Plan, are incorporated by reference in this section, and are supplemented in some instances.~~

~~The focus of HB 219 is on the~~The purpose of this chapter is to provide an opportunity for the community to provide guidance on preferred policies for the management of public lands as defined in State statute, lands managed by the Bureau of Land Management (BLM), the U.S. Forest Service and other federal agencies. There are approximately 55,020 acres of federally-managed public lands in the Upper Ogden Valley portion of Weber County ~~planning area (approximately 26% of the planning area)~~, which includes the 3,440-acre Pineview Reservoir. The vast majority of federal public lands in the ~~Ogden Valley~~ planning area are within the Wasatch-Cache-Uinta National Forest.

The Forest Service is required to coordinate "… with the land and resource management planning processes of State and local governments" in their land planning efforts[1]. The Forest Service's planning regulations state that "the Responsible [Forest Service] Official must provide opportunities for the coordination of Forest Service planning efforts ... with those of other resource management agencies." Furthermore, the agency's planning regulations provide that "the Responsible Official should seek assistance, where appropriate, from

other state and local governments ... to help

1 (16 U.S.C. §1604(a))



address management issues or opportunities[2].” Although there is no explicit parallel requirement for consistency of Forest Service plans with plans of state, local and tribal governments as that contained within FLPMA for the BLM Resource Management Plans, the Forest Service is required to “discuss any inconsistency” between the proposed plan’s provision and “any approved State or local plan and laws.” Further, if any inconsistencies exist, the plan must “describe the extent to which the [Forest Service] would reconcile its proposed action with the plan or law.[3]”

Ogden Valley Culture and Rural Character

The defining attributes of Ogden Valley have been reported consistently in general and special purpose plans for the area over the last 30 years, and is discussed in the Community Character element of this General Plan. The agricultural history of the Valley and the mountain valley setting of the planning area are distinctive and are the foundation for planning for the future. At the same time, expanding resorts, increasing visitation and tourism and managed growth provide the basis for long-term economic sustainability. While the Valley is changing, it is important to Valley residents and businesses that the core elements that make Ogden Valley what it is be preserved.

Key ~~County~~ Resources and Management Priorities

This General Plan describes current conditions and trends, socio-economic implications, desired future conditions, and Plan goals and policies for the Ogden Valley planning area as a whole, regardless of ownership or management of the subject resource~~. In the main, the implementation steps of the General Plan focus on services provided by Weber County and on lands subject to the County’s land use regulations. However, many of the implementation steps also address services, resources and lands owned and managed by other entities and State and federal jurisdictional agencies.~~

Approximately 25% of the land area of the Ogden Valley study area is public land. In addition to the surrounding National Forest lands, Pineview Reservoir, a major regional recreation destination, is managed by the U.S. Forest Service. Although the focus of the resource management planning requirement is on public lands, the planning team saw value in looking at the resources identified more holistically to develop goals, policies and implementation, where appropriate, that would be applicable regardless of land ownership or management.

The areas of greatest interest among participants in the General Plan update process are land use, including agriculture; water rights and supply; and recreation and tourism. Given these management priorities, this Resource Management element groups the twenty-eight statutorily required resources into five general categories: Land Resources, Water Resources, Recreation Resources, Wildlife Resources and Socio-Economic Resources. Each section presents a description of the resource and the current resource management setting; a description of relevant socio-economic effects of resource management; the desired future management conditions; and goals, policies and implementation steps, as appropriate to each resource.

2 (36 C.F.R. 219.9)
3 (40 C.F.R. §1506.2(d))

In order to support Utah counties in implementing the new resource management plan requirements, The Community Impact Board financially supported the development of databases for each county in the Wasatch Front Regional Council (WFRC) area to rely on in preparing each resource management plan. Those data were gathered and are reported on a county-wide basis, in map, table and narrative formats. The WFRC has committed to perpetually hosting this database for the Counties' continual use. Data were not collected nor reported for the Ogden Valley planning area as a separate sub-area of Weber County. As a result, much of the information provided to support this Resource Management element is described in general terms.

Land Resources

This Land Resources section addresses land use; agriculture; livestock and grazing; irrigation; mining; mineral resources; energy resources; fire management noxious weeds; and forest management. These topics are further combined into subsections that group resources logically and in a manner that complements the structure of the body of the General Plan.

Land Use

Most of the public lands in the Ogden Valley planning area are within the Forestry, Shoreline and Open Space zones. The land in these zones is primarily undeveloped, but uses in these zones include recreation homes, grazing, and recreational activities.

The Land Use element of this General Plan provides the overall land use current conditions and trends; goals; policies and implementation steps for all lands in the Ogden Valley planning area.

Agriculture, Livestock, Grazing and Irrigation

Agricultural activities and supporting uses are of key importance to the residents and landowners of Ogden Valley for several reasons, as discussed in the Land Use section. In addition to providing livelihoods for farming and ranching families, on-going, viable agricultural operations contribute to the rural character and open spaces of the area that is important to both residents and visitors.

Farming in the Ogden Valley planning area takes place primarily on the Valley floor and consists of row and grain crops, and pastures. The bulk of grazing in the Ogden Valley planning area occurs on private lands, although the Forest Services has grazing allotments in the eastern portion of the study area on Wheatgrass Creek above Causey Reservoir. The system of irrigation ditches in the Ogden Valley has served the double-duties of supporting agricultural activities and providing protection from overland sheet flow flooding that occurs primarily in the winter and spring months.

The Land Use element of this General Plan provides a narrative of current conditions and trends; the importance of agriculture to the economy and rural character of Ogden Valley; and goals, policies and implementation to achieve desired future conditions for agriculture.

Gateways and Viewsheds Goal 2 states: "A goal of Weber County is to protect the Valley's sense of openness and rural character." The principles and implementation strategies of Goal 2 include protection of agricultural activities and lands as integral to the rural character of Ogden Valley.

Land Use Goal 2 states: "A goal of Weber County is to support continued agricultural operations in Ogden Valley." Three principles and four implementations to advance this goal.

Mining, Mineral Resources and Energy Resources

The mineral resources of the Ogden Valley planning area are primarily sand, gravel and rock aggregate, and are owned by the surface property owners. Although there has been historical mining activity in Ogden Canyon, current mining activities in the Ogden Valley are limited to sand and gravel extraction and landscape boulder quarrying. There are no State-permitted metal or leaseable mineral mines in the planning area. These activities (sand, gravel, and boulders) support local construction, but do not constitute a t portion of the local economy.

Commercial Development Goal 3 states: "A goal of Weber County is to ensure that higher intensity uses, such as industrial and mining activities in the Ogden Valley planning area, are both located and regulated in a manner that minimizes adverse impacts and preserves the rural character of the planning area." One principle and two implementations are provided to advance this goal.

Renewable energy resources, such as hydro, solar and wind power, have potential for both private or small-scale commercial uses and large-scale power generation in the Ogden Valley. There are presently two hydro-power generators in Ogden Valley, including at Causey Reservoir and at Pineview Reservoir. There is also a hydro-power generator in Ogden City at 12th and Harrison, that is fed from the Ogden River in the Ogden Canyon. The potential for additional renewable power generation in the Ogden Valley planning area should be considered and appropriate projects should be supported.

Fire management

In Utah the state legislature tasked the Utah Division of Forestry, Fire, and State Lands to devise a Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-56. Under this plan, a master cooperative wildland fire management and Stafford Act response agreement is signed each year between numerous federal land management agencies and the State of Utah for cooperation during wildland fire incidents that occur throughout the state. Weber County is within the service area of the Northern Utah Interagency Fire Center (NUIFC, located in Draper. NUIFC is a joint dispatch center operated through cooperation among the Bureau of Land Management, U.S. Forest Service and the State of Utah Division of Forestry Fire and State Lands. NUIFC is responsible for dispatching and coordination of wildfires (averaging 500 fires per/year and incidents for approximately 15 million acres located in Box Elder, Cache, Rich, Tooele, Weber, Morgan, Davis, Duchesne, Juab, Sanpete, Salt Lake, Summit, Wasatch and Utah Counties.

The Utilities and Public Services element of this General Plan provides a narrative of current conditions, goals, policies and implementation steps for fire management in the Ogden Valley planning area.

Noxious Weeds

Many species of exotic and invasive weeds exist in the Utah. The Utah Noxious Weed Act of 2008 defined 28 noxious weed species into three prioritization categories. In December 2015 the official State Noxious Weed list was updated to include 54 species and prioritization categories were modified to include five categories of priority for action.

State land managers, local governments, and property owners are responsible for controlling weed species on the state's noxious weeds list, and local weed species of concern if necessary. Weed control includes both lands under local management (roads, right-of-ways, parks, etc. as well as enforcing weed laws on private lands. State law provides county weed managers the right to treat weeds on private lands (assuming proper notice is provided if the landowner is unwilling or unable to treat the problem, and to seek reimbursement or apply liens for the work.

The local weed control program for the Ogden Valley planning area is the Weber County Weed Department. A Weber-County-specific weed control assessment is available from the Utah Association of Conservation Districts (UACD and the federal Natural Resource Conservation Service (NRCS: Weber County Resource Assessment (2013.

The U.S. Forest Service addresses weeds in the planning area in the Wasatch Cache National Forest 2003 Revised Forest Plan with the goals of preventing and reducing weeds across the Wasatch Cache National Forest.

Gateways and Viewsheds Goal 3 states: "A goal of Weber County is to protect key viewsheds throughout the Valley." Principle 3.2 address weed control.

Land Use Goal 2 state: "A goal of Weber County is to support continued agricultural operations in Ogden Valley." Principle 2.3 addresses weed control.

Utilities and Public Services Goal 4 addresses noxious weed management in connection with construction and maintenance of public utilities infrastructure.

Forest Management

Forest lands within the Ogden Valley planning area are primarily shrublands and Pinion-juniper-aspen forests, with some Douglas forest in the higher elevations. These forest lands provide grazing, recreation and wildlife habitat, as well as watersheds for valley residents. Forest management outside the national forests is the responsibility of the landowner.

Forest management is not specifically addressed elsewhere in this General Plan, but goals, principles and implementation related to forest lands are presented in the Land Use, Community Character, and Parks and Recreation elements of the Plan. In particular, the Parks and Recreation element of the General Plan calls for better collaboration with the Forest Service in offering recreational opportunities and managing recreational demand (discussed below).

Water Resources

Water Rights and Water Quality

Water rights in the Ogden Valley planning area have been fully adjudicated, and are managed according to the rules of the Utah State Engineer. During the planning process, concerns regarding the hydrology of the planning area and the availability of groundwater were expressed. As a result, Weber County is participating in a Valley-wide hydrogeologic study to better understand the hydrogeology and water budget of the planning area. Information from that study will be evaluated to determine whether the goals and policies of the General plan with regard to land use and the provision of water and sewer services should be revised.

The Utilities and Public Services element of this General Plan describes current conditions and trends; goals, policies and implementation steps with regard to water rights, quality, quantity and availability.



Utilities and Public Services Goal 1 states: "A goal of Weber County is to understand the hydrology, service areas, capacities, facilities and planning for water and sewer services in the Ogden Valley planning area." The General Plan articulates three principles and establishes three policies in furtherance of this goal.

Utilities and Public Services Goal 2 states: "A goal of Weber County is to encourage alternatives to septic drainfield systems." Utilities and Public Services Principle 2.1 establishes policies that Weber County should employ to advance this import water quality goal.

Floodplains

Flood plains and wetlands both provide wildlife habitats and pose threats to land development.

The Community Character element of this General Plan explains the importance of floodplains, wetlands and water bodies to the rural character of Ogden Valley, and identifies policies, goals and implementation in that regard.

The Land Use element of this General Plan addresses the development suitability, or lack thereof, of floodplains and wetlands, and establishes goals, policies and implementation to achieve General Plan objectives to protect the function of floodplains and wetlands and protect property and public safety.

Land Use Goal 1 states: "A goal of Weber County is to reduce the overall amount and impact of future land development in the Ogden Valley planning area." Principle 1.2 addresses floodplains wetlands and other sensitive areas and includes two implementation steps to achieve the overall goal.

Ditches and Canals

Ditches and canals in the Ogden Valley are an integral part of viable agricultural operations, and are addressed in the Community Character, Land Use and Utilities and Public Services elements of the General Plan.

Land Use Goal 2 states: "A goal of Weber County is to support continued agricultural operations in Ogden Valley." Principle 2.2 specifically addresses irrigation ditches.

Recreation Resources

The Parks and Recreation element of the General Plan is a comprehensive statement of the current conditions, desired future conditions, goals, principles, and implementation for recreation in the Ogden Valley planning area.

Parks and Recreation Goal 1 states: "A goal of Weber County is to balance the expansion of recreation areas ties with overused and saturated resources to maintain a high quality recreation experience." Parks and Recreation Principle 1.1 states: "Weber County will proactively partner with the U.S. Forest Service and other stakeholders to help manage Pineview Reservoir and other Forest Service recreational facilities."

There is no designated wilderness, nor are there wilderness study areas or lands with wilderness character in the Ogden Valley planning area.

There are no wild and scenic rivers in the planning area.

Wildlife Resources

The presence and abundance of wildlife in the Ogden Valley planning area is a major contributor to the rural character of the area. The planning area contains a variety of wildlife habitat types, from the surrounding mountains and foothills to the valley floor farmlands, riparian corridors and water bodies. All of the Ogden Valley planning area except the valley floor is crucial mule deer habitat. No populations of threatened or endangered species have been identified in the planning area, but the eastern edge of the area contains potential habitat for Greater Sage Grouse. All of the planning area is a coyote removal area under the State's predator control plan. Additional wildlife considerations are provided in the Land Use element of this General Plan.

Gateways and Viewsheds Goal 2 states: "A goal of Weber County is to protect the Valley's sense of openness and rural character." Gateways and Viewsheds Principle 2.1 states: "Encourage the preservation and maintenance of significant trees, shrubs, and other natural vegetation in riparian and other natural areas."

Ogden Canyon Goal 1 states: "A goal of Weber County is to, in harmony with existing residential uses; protect the historical, natural, and recreational resources in Ogden Canyon." Principle 1.2 addresses riparian areas.

Land Use Goal 1 states: "A goal of Weber County is to reduce the overall amount and impact of future land development in the Ogden Valley planning area." Principle 1.2 specifically addresses wildlife and natural riparian areas.

Socio-Economic Resources

As described in the Community Character and Land Use elements of the General Plan, the Ogden Valley is a rural agricultural area that is becoming a recreation destination. An increasing number of residences are second homes and the Valley's resorts continue to grow, and most of the economic activity is within the resorts. Commercial retail centers are located in the Valley's incorporated town of Huntsville and the villages described in the Land Use element.

Historical and Cultural

The Ogden Valley has a rich historical and cultural heritage, as described in the Community Character element of the General Plan.

Historic Preservation Goal 1 states: "A goal of Weber County is to preserve, promote, and enhance Ogden Valley's authenticity, history, and heritage." It provides one principle and three implementations that are intended to advance this goal.

Land Access

Access to the public lands in the Ogden Valley planning area is provided in accordance with the travel management plan of the Uinta-Wasatch-Cache National Forest, and is currently meeting the needs of Valley residents and visitors. Access into the Valley effects access to public lands. Valley access is better addressed in the Transportation element of this General Plan.

Ogden Canyon Goal 1 states: "A goal of Weber County is to, in harmony with existing residential uses; protect the historical, natural, and recreational resources in Ogden Canyon." Principle 1.1 specifically addresses access.

Parks and Recreation Goal 1 states: "A goal of Weber County is to balance the expansion of recreation areas and facilities with overused and saturated resources to maintain a high quality recreation experience." Principle 1.1 and 1.3 specifically address access to Pineview Reservoir and other recreation amenities.

Law Enforcement

As described in the Utilities and Public Services section of the General Plan, law enforcement is provided by the Weber County Sheriff's Office.

Air Quality

The air quality of Ogden Valley is currently good, but there are concerns that continuing development and increasing traffic could have adverse consequences.

Clean Air and Water Goal 1 states: "Protect the Valley's air and water quality." It provides implementation 1.1.1 as a means to help accomplish this goal.

Residential Development Goal 3 states: "A goal of Weber County is to protect air quality in the Ogden Valley study area." Principle 3.1 states: "Encourage new residential development to employ energy and sustainability standards that reduce energy demand for heating and cooling and result in fewer air emissions." Residential Development Implementation 3.1.1 states: "Establish incentives for new residential development to meet higher energy and sustainability building standards and techniques to reduce energy demand and resulting air emissions."

Transportation Goal 1 states: "A goal of Weber County is to ensure that Ogden Valley has a transportation system that enhances mobility and connectivity, reduces congestion, and meets air quality standards without disturbing existing land uses." It provides principles and implementations to help achieve this goal

Ogden Valley City Zoning Map Change Summary

The Ogden Valley Planning Commission has presented a recommendation to amend the Ogden Valley City Zoning Map and change the designated zones of multiple properties throughout the city.

The intent of this change is to replace zones that are not being carried forward from the Weber County Zoning Map, attempt to match current land uses more accurately with zoning regulations, and more accurately represent the intent of the Ogden Valley General Plan.

Zoning Districts Eliminates

The Planning Commission proposes to not carry forward the following zones from Weber County that do not reflect the desired characteristics of the community:

Gravel – G

Residential Manufactured Housing – RMH-1-6

Form Based – FB

Zoning Map Changes

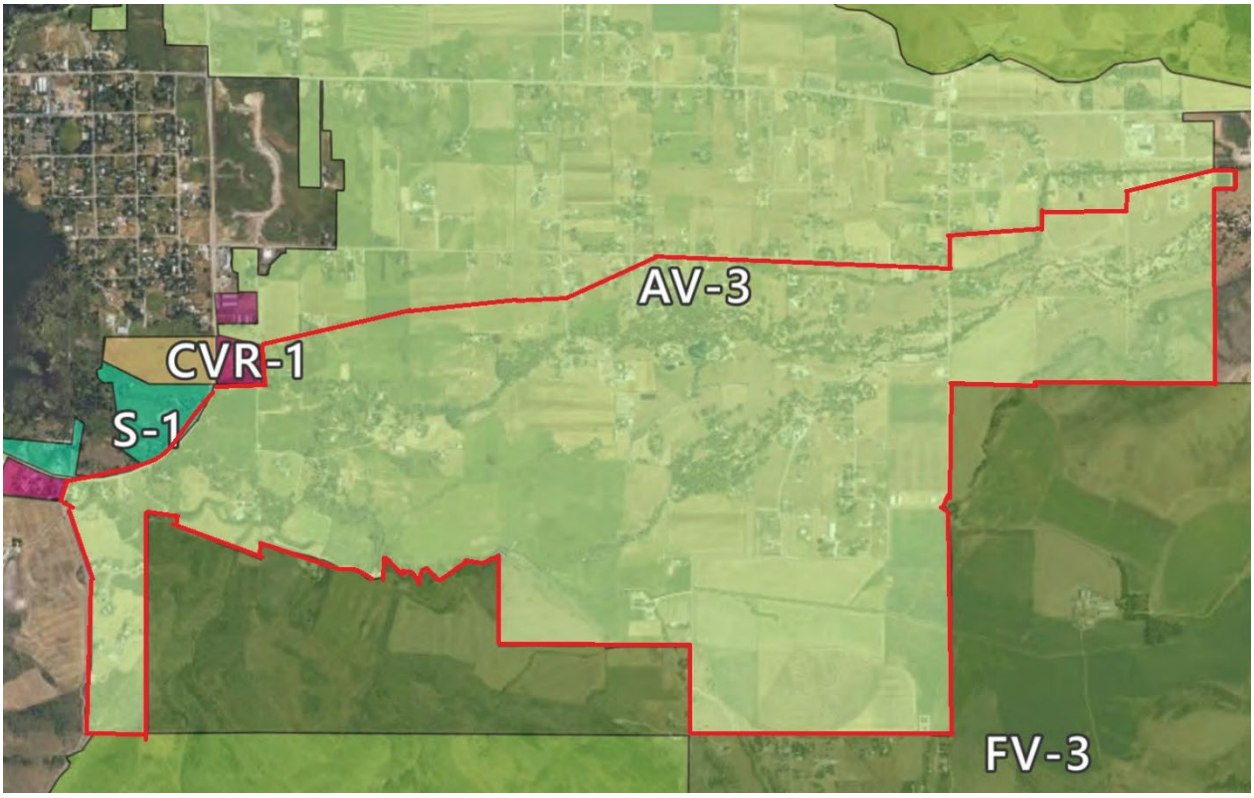
Property zoned using these designations is proposed to be rezoned as follows:

Gravel G will be rezoned to Agriculture Valley AV-3. This change will prohibit gravel extraction as a future use within the valley but existing extraction operations will continue as a nonconforming use.

Residential Manufactured Housing RMH-1-6 will be rezoned Commercial Valley Recreation CVR-1. This change will prohibit Manufactured Housing subdivisions and will allow the formerly zoned RMH-1-6 property to be used similarly to neighboring property.

Form Based FB will be rezoned to the designated zone prior to designation as FB, primarily Agriculture Valley AV-3 or Forest Valley FV-3, with one parcel being designated as Commercial Valley CV-2 as an exception due to its existing commercial use and adjacency to parcels currently zoned for commercial use. This move is a temporary land use change to replace a zoning designation that will not be carried forward from the County ordinances while the City evaluates new standards for higher-density and mixed-use development. This change will have no effect on existing development agreements.

A selection of parcels zoned Forest Valley FV-3 will be rezoned to Agriculture Valley AV-3 to more closely match existing uses and community characteristics. These parcels are illustrated approximately in the map below. The intent of this change is to encourage agriculture as the primary use on valley floor properties while providing for low density residential development. More intense agricultural uses are permitted in the AV-3 zone.



A complete description of the zoning changes can be found under the Agriculture Valley AV-3 Zone Summary and Forest Valley FV-3 Zone Summary on the public hearing notice website at: https://tinyurl.com/2nmmjubj.

Public Comment

Affected property owners may provide written objection to the inclusion of the owner's property in the proposed map amendment no later than 10 days after the date of the first public hearing, **Tuesday, March 24th, 2026**.

Protest may be filed in writing via email at:
planning@ogdenvalleyut.org
Or by mail to:
Ogden Valley City
7474 East 200 South
Huntsville, Utah 84317

The Public Hearing is scheduled for:
Tuesday, March 24th, at 5:00 PM at
7474 East 200 South
Huntsville, Utah 84317

Affected Properties

Each parcel included in the proposed zoning changes is listed below, including parcel number, address, and proposed change in zone. Addresses were provided by the Weber County Assessor's Office. Parcels with <Null> addresses have not been assigned addresses by the County.

PARCEL ID	MAILING STREET	CITY	STATE	ZIPCODE	Zone Old	Zone New
220500012	2690 N 5600 E	Eden	84310	FB	AV-3	
220500025	2690 N 5600 E	Eden	84310	FB	AV-3	
224340001	5575 E 2600 N	Eden	84310	FB	AV-3	
224340002	5575 E 2600 N	Eden	84310	FB	AV-3	
224340003	5575 E 2600 N	Eden	84310	FB	AV-3	
224340004	5575 E 2600 N	Eden	84310	FB	AV-3	
224340005	5575 E 2600 N	Eden	84310	FB	AV-3	
224340006	5575 E 2600 N	Eden	84310	FB	AV-3	
224340007	5575 E 2600 N	Eden	84310	FB	AV-3	
224340008	5575 E 2600 N	Eden	84310	FB	AV-3	
224340009	5575 E 2600 N	Eden	84310	FB	AV-3	
224340010	5575 E 2600 N	Eden	84310	FB	AV-3	
224340011	5575 E 2600 N	Eden	84310	FB	AV-3	
224340012	5575 E 2600 N	Eden	84310	FB	AV-3	
224340013	5575 E 2600 N	Eden	84310	FB	AV-3	
224340014	5575 E 2600 N	Eden	84310	FB	AV-3	
224340015	5575 E 2600 N	Eden	84310	FB	AV-3	
224060002	5204 E HWY 166	Eden	84310	FB	AV-3	
220230173	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230189	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230190	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230191	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230192	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230193	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230194	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230195	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230197	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230198	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230198	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230199	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230200	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230201	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230202	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220230203	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
220290020	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	
224220002	5484 E 2200 N	Eden	84310	FB	CV-2	
224220003	5471 E 2300 N	Eden	84310	FB	CV-2	
224220004	2273 N 5500 E	Eden	84310	FB	CV-2	
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210350011	1537 S 8900 E	HUNTSVILLE	84317	FV-3	AV-3
210210080	E 675 S	HUNTSVILLE	84317	FV-3	AV-3
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210870002	9302 E 1300 S	HUNTSVILLE	84317	FV-3	AV-3
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211620002	9395 E 850 S	HUNTSVILLE	84317	FV-3	AV-3
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211620007	9179 E 850 S	HUNTSVILLE	84317	FV-3	AV-3
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210210008	798 S 9900 ST E	HUNTSVILLE	84317	FV-3	AV-3
210210079	E 675 S	Huntsville	84317	FV-3	AV-3
211750003	9378 E 850 ST S	HUNTSVILLE	84317	FV-3	AV-3
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211910001	8940 E Eagle Way	HUNTSVILLE	84317	FV-3	AV-3
210340003		HUNTSVILLE	84317	FV-3	AV-3
210340024	E 950 S	HUNTSVILLE	84317	FV-3	AV-3
210260130	S 7900 E	HUNTSVILLE	84317	FV-3	AV-3

210340025	8100 E 950 S	HUNTSVILLE	84317	FV-3	AV-3
210340035	8100 E COTTONWOOD LN	HUNTSVILLE	84317	FV-3	AV-3
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210970003	9035 E EAGLE WAY ST	HUNTSVILLE	84317	FV-3	AV-3
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210460004	10075 E 325 S	HUNTSVILLE	84317	FV-3	AV-3
210340029	8170 E COTTONWOOD LN	HUNTSVILLE	84317	FV-3	AV-3
210470002	526 S MOUNTAIN VLLY DR	HUNTSVILLE	84317	FV-3	AV-3
211800002	1128 S 8800 E	HUNTSVILLE	84317	FV-3	AV-3
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210470003	519 S 8850 E	HUNTSVILLE	84317	FV-3	AV-3
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210350016	S 8800 E	Huntsville	84317	FV-3	AV-3
211620006	9162 E 850 S	HUNTSVILLE	84317	FV-3	AV-3
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210350015	1341 S 8900 E	HUNTSVILLE	84317	FV-3	AV-3
211310013	1273 S 9150 E	HUNTSVILLE	24317	FV-3	AV-3
211560001	1034 S 9275 E	HUNTSVILLE	84317	FV-3	AV-3
210980002	8822 E EAGLE WAY ST	HUNTSVILLE	84317	FV-3	AV-3
210260062	815 S 8600 E	HUNTSVILLE	84317	FV-3	AV-3
211800001	1104 S 8800 E	HUNTSVILLE	84317	FV-3	AV-3
210460006	394 S 10000 E	HUNTSVILLE	84317	FV-3	AV-3
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210350055	9303 E 1200 S	HUNTSVILLE	84317	FV-3	AV-3
210260024	801 S 8600 E	HUNTSVILLE	84317	FV-3	AV-3
211620003	9403 E 850 S	HUNTSVILLE	84317	FV-3	AV-3
211430003	642 S 8600 E	HUNTSVILLE	84310	FV-3	AV-3
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210350091	8900 E 1800 S	HUNTSVILLE	84317	FV-3	AV-3
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210260031	S 800 E	HUNTSVILLE	84317	FV-3	AV-3
210470011	8777 E 600 S	HUNTSVILLE	84317	FV-3	AV-3
210350040	1140 S 9275 E	HUNTSVILLE	84317	FV-3	AV-3
210300031	7676 E 900 S	HUNTSVILLE	8317	FV-3	AV-3
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210350039	1160 S 9275 E	HUNTSVILLE	84317	FV-3	AV-3
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220040180	2277 E 5850 N	Liberty	84310	G	AV-3
210090007	6197 E 2100 N	Eden	84310	G	AV-3
210310013	7345 E 900 S	Huntsville	843176	RMH-1-6	CRV-1

OGDEN VALLEY CITY ZONING

Zones

- AV-3
- CV-2
- CVR-1
- F-5
- F-40
- FR-3
- FV-3
- MPD
- MV-1
- O-1
- RE-15
- RE-20
- S-1

N

0 0.5 1 1.5 2

Miles

GATEWAY MAPPING INC.

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 104-2, Agricultural Zone AV-3

Notice Date: March 13, 2026
Public Hearing Date: Tuesday, March 24th, 5:00 PM
Location: 7474 East 200 South, Huntsville, City Council Chambers

Summary of Proposed Zoning Changes

The City of Ogden Valley is considering amendments to the Zoning Ordinance that will create standards that better align with the community's vison for how property should be used within the AV-3 zone, to improve clarity, and facilitate development within the zone. The primary elements changed are a modification to the Purpose and Intent (Sec 104-2-1); amendments to the Land Use Table (Sec 104-2-3) specifying which uses are allowed in the AV-3 zone, as well as any special provisions required for said uses; amendments to Sec 104-2-4 Special Regulations, "General Operational Standards", adding clarifying language and expanding specifications and definitions specific to this code.

Key Changes Include:

- **Amendment to Sec 104-2-1 Purpose and Intent:**

  Deleting:

  "a. The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:
    1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
    2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
    3. Direct orderly low-density residential development in a continuing rural environment.

  b. The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.
  c. The purpose of the A-3 Zone is to designate farming areas where high-intensity agricultural pursuits can be permanently maintained.

  Adding:

  "The AV-3 Zone is an Agricultural Zone intended to prioritize and sustain actively operating agricultural uses while allowing low-density rural residential development that is designed to preserve viable agricultural land, protect groundwater and irrigation systems, maintain functional open space,

and reduce conflicts between farming and residential uses."

- **Amendments to Sec 104-2-3 Land Use Table (a. Accessory Uses)**
    - Adding a 25' setback requirement to the "Special Provisions" column of the Land Use Table for the siting of **Corral, stable or building for keeping animals or fowl** within the AV-3 zone, as follows:
      "This use shall be located less than 25 feet from any side or rear lot"
- **Amendments to Sec 104-2-3 Land Use Table (c. Animal-Related Noncommercial Uses)**
    - Adding the following language regarding farmstead dairy processing to the "Special Provisions" column of the Land Use Table for a **Dairy Farm:**
      "Farmstead Dairy processing, including the production of milk, cheese, butter, yogurt, and similar products from milk produced on the same parcel, is permitted as an accessory agricultural us, subject to compliance with state and federal health regulations."
    - Adding the following language regarding **Stable for Horses** to the "Special Provisions" column of the Land Use Table:
      "Horses may be kept for personal use or limited boarding, provided the use remains accessory to the primary use of the parcel or complex with the following standards:
        - Livestock density shall not exceed one (1) horse per one-quarter (1/4) acre of land used for horses, with a minimum of one (1) acre required to keep horses.
        - Manure shall be managed to prevent excessive odors, flies, runoff or accumulation.
        - Areas used primarily for feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining property."
- **Amendments to Sec 104-2-3 Land Use Table (d. Commercial Uses)**
    - Adding "Short Term Rentals" as a designated use category.
- **Amendments to Sec 104-2-3 Land Use Table (h. Utility Uses)**
    - Adding the following language regarding **Public utility substations; Radio or television station or tower; Wastewater treatment or disposal facilities;**

and Small wind energy system to the "Special Provisions" column of the Land Use Table for each of these use categories:
"Approval shall consider siting, scale, public necessity, and compatibility with surrounding use."

- The following language is being added to **Sec 104-2-4 Special Regulations, Subsection "General Operational Standards:**

"***Farm Educational Activities (Low Intensity)***

Examples

- Farm tours (by appointment or limited hours)
- School field trips
- Demonstration days
- Agricultural workshops

Permitted as accessory to an active agricultural operation, subject to:

- Maximum group size (e.g., 30–50)
- Parking on improved surface
- Bathroom compliance

Small Farm Events (Low Frequency)

A. Small Farm Gatherings (Permitted)

- ≤50 attendees
- ≤12 events/year
- Daytime only
- No amplified outdoor music
- Onsite parking required

B. Large Event Venues (Conditional see Agritourism Code)

- 100+ attendees
- Frequent weddings
- Permanent event structures
- Commercial catering traffic

Agricultural Processing – Clarification The washing, sorting, grading, cutting, milling, pressing, bottling, packaging, cooling, storing, or otherwise preparing agricultural products for market shall be considered an accessory agricultural use when such activities are subordinate to and support agricultural production

occurring on the same parcel or on contiguous parcels operated as a single agricultural operation.

Agricultural processing shall not be conducted at a scale or intensity that converts the parcel into a primary manufacturing, warehousing, or industrial facility independent of agricultural production.

Agricultural processing may include value-added products derived primarily from agricultural products produced on the parcel, including preserves, dried goods, juices, extracts, confections, baked goods, dairy products, and similar farm-derived products.

Agricultural Accessory Use Eligibility Accessory agricultural uses permitted under this section, including but not limited to agricultural processing, aggregation, worker housing, and on-farm education, shall be allowed only on parcels containing an actively operating agricultural use as defined in this title.

On parcels utilizing such accessory agricultural uses, agricultural production shall remain the principal land use activity.

If agricultural production ceases for a period exceeding twelve (12) consecutive months, any accessory agricultural uses dependent upon active agricultural production shall terminate unless otherwise permitted under this title.

Lawful Firearm Discharge The lawful discharge of firearms in compliance with applicable state law shall not be prohibited solely by virtue of zoning within the Agricultural Zones. Nothing in this title shall be interpreted to restrict hunting, predator control, pest control, or other lawful firearm use conducted in accordance with state law and generally accepted agricultural practices.

This provision does not exempt any person from compliance with applicable state safety requirements or other independently applicable laws.

Agricultural Ponds and Water Impoundments.
Ponds, reservoirs, and other water impoundments constructed for agricultural purposes, including irrigation storage, livestock watering, wildlife habitat enhancement, or other agricultural management functions, are permitted as part of an actively operating agricultural use.

Such facilities shall comply with applicable state water rights laws and dam safety regulations where required, but shall not be classified as ornamental water features, recreational amenities, or commercial improvements solely due to their presence within the Agricultural Zone.

Nothing in this section shall exempt a property owner from compliance with independently applicable safety, water rights, or environmental regulations. "

- The following language is being added to **Sec 104-2-4 Special Regulations, Subsection "General Operational Standards"**, regarding "On-Farm Renewable Energy Systems"**:**

  "Any nonoperational energy systems must be removed."

- The following language is being added to **Sec 104-2-4 Special Regulations, Subsection "General Operational Standards"**, regarding "Other use, Corrals, Stables, and Animal Shelter"**:**

  "(b) Structures used primarily for concentrated feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining parcel; and"

- **The following language has been deleted in its entirety:**

  Irrigation Infrastructure and Agricultural Drainage Protection

  Section 1. Purpose and Authority

  The purpose of this Chapter is to protect irrigation infrastructure, preserve lawful water delivery systems, prevent downstream flooding resulting from development, and reduce conflicts between agricultural and non-agricultural land uses.

  This Chapter regulates land development and infrastructure impacts only and does not regulate water rights, priority, beneficial use determinations, or any matter under the jurisdiction of the Utah State Engineer.

  Section 2. Applicability

  This Chapter applies to:

  A. Subdivisions

  All subdivision applications where irrigation infrastructure is located on or within fifty (50) feet of the subject property boundary shall submit an Irrigation Impact Report in accordance with this Chapter.

  B. Grading Permits

  An Irrigation Impact Report shall be required where grading activities:

Propose relocation, piping, enclosure, or alteration of irrigation infrastructure;

Alter established drainage patterns affecting irrigation infrastructure; or

Involve more than one hundred (100) cubic yards of fill or excavation within fifty (50) feet of irrigation infrastructure.

C. Building Permits for New Structures

An Irrigation Impact Report shall not be required for new structures unless:

The structure encroaches into a recorded irrigation easement;

The structure is proposed within fifteen (15) feet of irrigation infrastructure; or

The City Engineer determines that the structure will materially alter drainage patterns affecting irrigation infrastructure.

In all other cases, applicants shall acknowledge irrigation conditions as provided in Section 9.

Section 3. Definitions

Irrigation Infrastructure includes:

• Open ditches

• Piped laterals

• Canals

• Headgates

• Turnout structures

• Irrigation pipelines

• Recorded irrigation easements

• Associated appurtenances used for conveyance of irrigation water

Hydraulic Delivery Capacity means the maximum volumetric flow rate that an irrigation facility is capable of conveying under normal operating conditions, based on the physical dimensions, slope, and material characteristics of the facility immediately prior to proposed development.

Section 4. Irrigation Impact Report

Where required, the Impact Report shall:

Identify irrigation infrastructure located on or within fifty (50) feet of the property;

Evaluate whether proposed development alters or encroaches upon such infrastructure;

Demonstrate that hydraulic delivery capacity will not be reduced;

Demonstrate that development will not increase downstream flooding or drainage impacts;

Identify mitigation measures necessary to maintain functionality.

Reports shall be prepared by a Utah-licensed professional engineer.

Section 5. Modification of Irrigation Infrastructure

Irrigation facilities may be relocated, enclosed, or piped only if:

Hydraulic delivery capacity is preserved or increased; and

The modification does not increase downstream flooding or drainage impacts.

Replacement pipe size shall meet or exceed the hydraulic delivery capacity of the existing facility.

Section 6. Developer Responsibility

All costs associated with relocation, replacement, protection, mitigation, drainage modification, and easement adjustments shall be borne solely by the applicant.

Development shall not alter drainage patterns in a manner that increases downstream flooding. Where development changes drainage conditions, the applicant shall provide mitigation sufficient to prevent new or increased downstream impacts.

Section 7. Irrigation Company Consultation

Applicants shall document consultation with affected irrigation companies.

If written verification is not provided within forty-five (45) days of documented written request, the applicant may submit certification from a Utah-licensed professional engineer stating that the proposed development preserves hydraulic delivery capacity and prevents downstream flooding impacts.

Final determination of compliance shall be made by the City Engineer after documented consultation with the irrigation company.

Nothing in this Chapter delegates land use decision-making authority to any private irrigation company.

The intent of these changes is to adopt standards that better align with the community's vison for how property should be used within the AV-3 zone, to improve clarity, and facilitate development within the zone.

Affected Property Owners (Map Amendments)
This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

Reviewing Documents
The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/home
- **In-Person:** 7474 East 200 South, Huntsville
  Mondays and Wednesdays 9am to 1pm
  Thursdays 1pm to 5pm

Providing Comment
All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations
In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE
Subject: Proposed Changes to Chapter 104-14 Forest Valley Zone FV-3

Notice Date: March 13, 2026
Public Hearing Date: Tuesday, March 24th, 5:00 PM
Location: 7474 East 200 South, Huntsville, City Council Chambers

Summary of Proposed Zoning Changes
The City of Ogden Valley is considering amendments to the Zoning Ordinance that will create standards that better align with the community's vison for how property should be used within the FV-3 zone, to improve clarity, and facilitate development within the zone. Proposed amendments include adding a new use table to section Sec 104-14-2 Permitted Uses, replacing the existing Conditional Use list with a Permitted Use list; a new use table added to Sec 104-14-34 Permitted Signs And Regulations, replacing the existing Permitted Signs And Regulations list; a new use table added regarding allowed Accessory Uses, as well as any Special Provisions relating to the siting of such uses; and new text articulating additional Special Regulations and General Operational Standards for a variety of uses within the FV-3 zone.

Key Changes Include:

- **Amendment to Sec 104-14-2 Permitted Uses:**

  Deleted: "Sec. 104-14-3 Conditional Uses. The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code"

  Added: The following Permitted Use Table was added to this section.

		Special Provisions
Agri-tourism	P	meeting the requirements of title 108, chapter 21
Bed and Breakfast	P	Proprietor or owner shall occupy the premises; Allowed only in existing dwellings with no exterior additions nor change in residential character; A business license shall be obtained. The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width; The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street); The inn shall be at least 300 feet from the nearest existing dwelling; The site shall be landscaped to provide a visual and noise buffer to

		adjoining property; a landscape plan shall be submitted with site plan. Not more than two guests sleeping rooms per dwelling; Not more than seven sleeping rooms per inn; All units to be in one building together with owner's residence Two parking spaces shall be provided for the host family plus one space for each guest room; The guest parking shall be in the rear of the Inn; Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling; The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
Small Events	P	Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than four events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn.
Church, synagogue or similar permanent building used for regular religious worship	P	a.
Educational Institution	P	
Educational Institution Identification sign	P	Must follow sign guidelines as outlines for the city in ???
Parking lot accessory to uses permitted in this zone	P	

This table will replace the following language that was deleted:

a. Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
b. Bed and Breakfast dwelling subject to the following standards:
    1. Two parking spaces shall be provided for the host family plus one space for each guest room;
    1. Proprietor or owner shall occupy the property;
    1. Meals shall only be served to overnight guests;
    1. Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
    1. Not more than two guests sleeping rooms per dwelling;

1. Allowed only in existing dwellings with no exterior additions nor change in residential character;
1. Business license shall be obtained.

a. Bed and breakfast inn subject to the following standards and criteria:
1. Proprietor or owner shall occupy the premises;
1. Not more than seven sleeping rooms per inn;
1. The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width;
1. The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street);
1. The inn shall be at least 300 feet from the nearest existing dwelling;
1. Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
1. The guest parking shall be in the rear of the Inn;
1. Meals shall be served to registered overnight guests only;
1. Signs are limited to one name plate or one identification sign of not more than eight square feet in area;

- The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan.
- The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
- A business license shall be obtained;
- All units to be in one building together with owner's residence.
- Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than four events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn.
- Church, synagogue or similar permanent building used for regular religious worship.
- Educational institution.
- Educational/institutional identification sign.
- Golf course, except miniature golf.
- Parking lot accessory to uses permitted in this zone.
- Private park, playground or recreation area, but not including privately owned commercial amusement business.
- Public building, public park, recreation grounds and associated buildings.
- Public utility substations.
- Recreation lodge.
- Ski resorts, including summer skateboard activities as an accessory use.
- Water pumping plants and reservoirs.
- Recreation lodge.

- Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations, but not including individual water disposal systems.

- **Amendments to Sec 104-14-4 Permitted Signs And Regulations:** Changed the section numbering from 104-14-4 to 104-14-3. Added a new use table, as follows:

Name Plate	P	One nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or permitted home occupation
Identification Signs	P	One sign, not exceeding eight square feet in area
Property Signs	P	One or more signs not exceeding eight square feet in combined total area for each street frontage of the lot, appertaining to lease or sale of the property. In addition, one or more signs of a temporary nature for each approved subdivision under development, or main building or uses under development other than dwellings, provided such signs shall not exceed in combined total area 200 square feet and that no one sign shall exceed 100 square feet in area.
Location of signs	P	Identification signs shall not be in any required front or side yard except that signs attached to a building may project not more than six feet into a required yard and must be not less than ten feet above the ground. Property signs shall be located not closer than ten feet to any property line. Nameplates may be located on the main structure.
Lighting of signs	P	Signs may be illuminated or floodlighted by indirect lighting only and the source of light shall not be visible beyond the property upon which located nor constitute a nuisance. Visible luminous tubes shall be considered as direct lighting. Animated signs are prohibited.
Location	P	All sign located with i the Ogden Valley City boundary will meet requirements of title 110, chapter 2, Ogden Valley signs.

This table will replace the following language that was deleted:

a. *Nameplate*. One nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or permitted home occupation.

b. *Identification signs*. One sign, not exceeding eight square feet in area.

c. *Property signs.* One or more signs not exceeding eight square feet in combined total area for each street frontage of the lot, appertaining to lease or sale of the property. In addition, one or more signs of a temporary nature for each approved subdivision under development, or main building or uses under development other than dwellings, provided such signs shall not exceed in combined total area 200 square feet and that no one sign shall exceed 100 square feet in area.

d. *Location of signs.* Identification signs shall not be in any required front or side yard except that signs attached to a building may project not more than six feet into a required yard and must be not less than ten feet above the ground. Property signs shall be located not closer than ten feet to any property line. Nameplates may be located on the main structure.

e. *Lighting of signs.* Signs may be illuminated or floodlighted by indirect lighting only and the source of light shall not be visible beyond the property upon which located nor constitute a nuisance. Visible luminous tubes shall be considered as direct lighting. Animated signs are prohibited.

f. *Location.* Signs shall meet requirements of title 110, chapter 2, Ogden Valley signs, if located within the Ogden Valley area.

- **New Section Added, 104-14-4 Accessory Uses:** Added a new use table providing for the allowed accessory uses in the FV-3 zone, including special provisions for said uses, as follows:

  Sec 104-14-4Accessory uses. Unless otherwise specified in the Land Use Code, an accessory use is prohibited unless located on the same lot or parcel as its main use.

Land Use	FV-3	Special Provisions
Accessory building, accessory and incidental to the use of a main building.	P	
Accessory dwelling unit.	P	See Chapter 108-19.
Accessory use, accessory and incidental to the main use.	P	
On-Farm Aggregation, Packing, Storage, and Distribution (CSA/Co-op Hub)		Accessory to an actively operating agricultural use; see Sec. 104-2-4.

Agricultural Produce Sales, Onsite. The sales of agricultural products produced onsite, accessory to an agricultural operation.	P	See Section 104-2-4. ~~5-acre use.~~
On-Farm Processing, By Right.	P	The on-site slaughter and processing of poultry and rabbits, and the slaughter and processing of livestock raised on the same parcel, for personal use or direct sale in compliance with state and federal law, shall be permitted by right on agricultural parcels.
Custom exempt meat cutting, accessory to an agriculture use.	CP	See Section 104-2-4. 5-acre use.
Family food production, accessory to a residential use.	P	See Section 104-2-4. 1 animal unit per acre
Home occupation, accessory to a residential use.	P	See Chapter 108-13.
Household pets, accessory to a residential use.	P	
Main building, designed or used to accommodate the main use.	P	
On-Farm Worker Housing.	P	Housing units or structures provided for individuals employed in an on-site agricultural operation are permitted as an accessory agricultural use, subject to the standards of Sec. 104-2-4 Minimum 5 acres
On-Farm Renewable Energy Systems	P	Accessory to an actively operating agricultural use; see Sec. 104-2-4.
On-Farm Equipment Repair, Maintenance, and Fabrication	P	Accessory to an actively operating agricultural use; see Sec. 104-2-4.
Parking lot, accessory to a main use allowed in the zone.	P	
Parking of large vehicle, accessory to residential use.	P	This use shall be restricted to one vehicle, no greater than 24,000 pound GVW, which shall be parked at least 50 feet from a public street. Agricultural and recreational vehicles are exempt from these restrictions.

		See Section 104-2-4.
Temporary building or use, accessory and incidental to onsite construction work.	P	

b. Agricultural uses, non-animal.

Land Use	FV-3	Special Provisions
Agriculture.	P	
Agriculture, community-oriented. A crop production operation for use by the broader public, such as a community garden, rental row operation, or you-pick operation.	P	
Agricultural experiment station.	P	
Aquaculture.	P	
C**annabis Production** , as defined by state code.	P	Cannabis cultivation is permitted only by Conditional Use Permit and shall comply with all applicable state regulations. Industrial scale indoor grows are not permitted.
Farm Educational Activities (Low Intensity)	P	See Section 104-2-4
Small Farm Events (Low Frequency)	P	See Section 104-2-4
Fruit and vegetable storage ~~and packing plant,~~ for produce grown on premises.	P	~~5-acre use.~~
Grain storage elevator.	N	5-acre use.
Greenhouse and nursery. Sales must predominantly be plants produced on the premises.	P	Temporary or semi-permanent greenhouses, hoop houses, and high tunnels used solely for agricultural production are exempt from building permits and inspections.
	P	
Commercial manure processing.	N	Drying, importation, or sale conducted as a principal use is prohibited.

		The on-site generation, storage, composting, and land application of manure produced on the same parcel, when conducted in accordance with customary agricultural practices, **IS** permitted, as is the sale of compost generated from onsite waste.

c. ***Animal-related noncommercial uses.*** The following are animal-related uses that do not generate customer-oriented traffic to the lot or parcel.

Land Use	FV-3	Special Provisions
Animal grazing. Animal grazing	P	See Section 104-2-4.
Animal feeding operation. An animal feeding operation	P	See Section 104-2-4. 5-acre use.
Animal feeding operation, large concentrated. A large concentrated animal feeding operation, as defined in Section 101-2.	N	See Section 104-2-4. 5-acre use.
Apiary.	P	
Aquaculture~~, animal related.~~	P	
Aviary.	P	
Corral, stable or building for keeping animals or fowl.	P	This use shall be located less than 25 feet from any side or rear lot line. See Section 104-2-4.
Dairy farm, including milk processing and sale, when at least 50 percent of milk is produced on the farm.	P	Farmstead dairy processing, including the production of milk, cheese, butter, yogurt, and similar products from milk produced on the same parcel, is permitted as an accessory agricultural use, subject to compliance with applicable state and federal health regulations.

Dog breeding, dog kennels, or dog training school.	~~C~~P	This use shall not exceed ten dogs of more than ten weeks old, per acre, at any time. Any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line. See Section 104-2-4. 3-acre use.
Stable for horses.	P	Horses may be kept for personal use or limited boarding, provided the use remains accessory to the primary use of the parcel and complies with the following standards: Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses. Manure shall be managed to prevent excessive odor, flies, runoff, or accumulation. Areas used primarily for feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining parcel.
Slaughterhouse.	N	See Custom Meat Processing

d. ***Commercial uses.*** The following are uses that typically generate customer-oriented traffic to the lot or parcel.

Land Use	FV-3	Special Provisions
Agri-tourism.	C	See Chapter 108-21.
Airport.	N	
Animal hospital or clinic.	P	Veterinary clinics and animal hospitals are permitted as accessory or small-scale uses, provided they primarily serve local needs and do not generate excessive traffic, noise, or nuisance impacts.
Campground and picnic area.	N	See Chapter 108-20.

Child day care.	C	Casual, occasional, or cooperative care of children, including care provided by neighbors, friends, or family, is **permitted**. In-home day care or childcare operated for profit or as a regular business activity is permitted only by Conditional Use Permit.
Circus or transient amusement.	N	
Equestrian training and stable facilities.	P	Two-Acre Use. Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.
Golf course, except miniature golf course.	N	
Golf driving range.	N	5-acre use.
Greenhouse and nursery. Sales are limited to plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care, and the growing and sale of sod.	P	
Gun club.	N	5-acre use.
Horse racing and training track, cutter racing track, including indoor concessions as an accessory use.	N	
Outdoor recreation club activities, for horse riding, bow and arrow shooting, snowmobiling, etc.	N	
Skeet shooting range.	N	5-acre use.
Turf horse jumping course.	P	

e. **Institutional uses.**

	FV-3	Special Provisions
Dog pound.	N	5-acre use.
Cemetery.	P	
Convalescent or rest home.	N	
Correctional institution.	N	
Church, synagogue or similar building used for regular religious worship.	P	
Educational/institutional identification sign.	C	See City Sign Ordinance
Hospital.	N	5-acre use.
Public building.	P	Buildings owned and operated by a public agency and used primarily for administrative, civic, governmental, or community service purposes are permitted, provided the use is low-intensity and compatible with surrounding land uses. This use does not include correctional facilities, detention facilities, vehicle maintenance yards, bulk material storage, industrial operations, or regional service facilities unless otherwise expressly permitted. Public buildings exceeding local service scale or generating significant traffic, noise, or operational impacts shall require Conditional Use Permit approval.
Public park, recreation grounds and associated buildings.	P	
Public school, or private educational institution having a	P	

curriculum similar to that ordinarily given in public schools.		
Sanitarium.	N	
School bus-parking, provided the vehicle is parked at least 30 feet from a public street.	P	No more than 2, in current use

f. *Residential uses.*

	FV-3	Special Provisions
Residential facility for elderly persons.	P	See Section 108-7-15.
Residential facility for handicapped persons.	P	See Section 108-7-13.
Residential facility for troubled youth.	N	See Section 108-7-14.
Single-family dwelling.	P	
Two-family dwelling.	P	A two-family dwelling may be permitted on a lot or parcel only where two (2) development units are lawfully available and assigned to the parcel, and where construction of the two-family dwelling does not increase the total number of development units beyond those otherwise permitted

g. *Recreational noncommercial uses.* The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity.

	FV-3	Special Provisions
Campground and picnic area.	N	See Chapter 108-20.

New Section Added, 104-214-5 Special Regulations: This section has been added to provide additional General Operational Standards for a variety of specific uses in the FV-3 zone. The language for the new section is as follows:

Sec 104-214-45 Special Regulations

Where a use is listed in Sec. 104-214-4, the standards of Sec. 104-214-4 shall control, and any conflicting setback, density, or operational standards elsewhere in this chapter shall not apply.

General Operational Standards.
All permitted and conditional uses within the Forest Valley FV-3 Zone shall:

(1) Provide sufficient on-site parking and circulation to prevent obstruction of public roads or unsafe traffic conditions;
(2) Comply with applicable state and local health department requirements for sanitation, wastewater disposal, and food handling where applicable; and

Ponds, reservoirs, and other water impoundments constructed for agricultural purposes, including irrigation storage, livestock watering, wildlife habitat enhancement, or other agricultural management functions, are permitted as part of an actively operating agricultural use.

Such facilities shall comply with applicable state water rights laws and dam safety regulations where required, but shall not be classified as ornamental water features, recreational amenities, or commercial improvements solely due to their presence within the Agricultural Zone.

Nothing in this section shall exempt a property owner from compliance with independently applicable safety, water rights, or environmental regulations.

The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-2-3. Due to the nature of the use, each shall be further regulated as follows:

1. Agricultural Produce Sales, Onsite. The sales of onsite agricultural produce shall be governed as follows:

Definition of Onsite. For purposes of this section, "onsite" means:

on the same lot or parcel; or on contiguous parcels operated as a single agricultural operation under common ownership or management.

- ***Operator.*** Onsite agricultural produce sales shall be operated by: the owner, lessee, or manager of the agricultural operation.

- ***Limitation on items sold.*** Retail sales conducted onsite shall be limited to:
  - agricultural products produced on the parcel;
  - agricultural products produced locally; and
  - goods customarily incidental to the production, processing, or sale of agricultural products.
  - At least one agricultural product produced on the parcel shall be offered for sale during periods when retail sales are conducted.
  - ***Sales Area and Scale.*** Retail sales areas shall remain clearly accessory to the agricultural use and shall not be expanded or operated in a manner that converts the site into a primary retail or commercial operation.

  Setbacks. Except for warehousing and storage, retail sales activities shall be conducted no closer than twenty-five (25) feet from any adjoining property line.

  Small, low-intensity farm stands of two hundred (200) square feet or less located adjacent to a public roadway may be permitted within the front setback, provided they do not create traffic, safety, or nuisance impacts.

2. Animal grazing and Pasture Use. Animal grazing is a permitted agricultural use.

Supplemental Feeding. Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.

Management Standard. Grazing and feeding practices shall be managed to:

- prevent excessive manure accumulation;
- prevent soil degradation or runoff beyond the parcel; and
- avoid persistent odor, fly, or nuisance impacts detectable at the property line.
- ***Setbacks for Concentrated Feeding Areas.*** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.
- ***Density.*** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture

management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

3. Animal Feeding Operations

Animal Feeding Operation. An animal feeding operation is a use in which animals are primarily confined and fed for extended periods rather than grazed or pastured.

Feeding Restrictions. Animals shall not be fed untreated garbage, household refuse, or offal, except as otherwise permitted by state or federal law.

Waste and Drainage Management. Feeding operations shall provide and maintain waste handling and drainage systems sufficient to prevent unsanitary conditions, runoff, or discharge beyond the parcel, in compliance with applicable Utah Department of Agriculture requirements.

Species-Specific Standards. Facilities used for the confinement or feeding of hogs shall be constructed and managed to maintain sanitary conditions and prevent odors, vectors, or waste discharge, using materials and methods approved by the Utah Department of Agriculture

Relationship to Grazing. This subsection applies to concentrated feeding or confinement operations and does not apply to grazing, pasture-based feeding, or seasonal supplemental feeding conducted as part of normal agricultural practices.

4. Animal Units – Family Food Production Only

Animal Unit Standards for Family Food Production.
For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

Animal Type	***Animal Unit (AU)***
Cow (beef or dairy)	1.0 AU
Horse	1.0 AU
Donkey	0.7 AU
Pig	0.4 AU
Sheep	0.2 AU
Goat	0.2 AU
Llama / Alpaca	0.3 AU

Chicken	0.01 AU
Duck	0.02 AU
Turkey	0.02 AU
Goose	0.03 AU
Rabbit	0.01 AU

These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.

The City Planner may approve functionally equivalent species using the closest animal unit equivalent.

4. On-Farm Worker Housing

(a) On-farm worker housing shall be accessory to and dependent upon an actively operating agricultural use and shall not be considered a dwelling unit or development unit for purposes of density or subdivision.

(b) Occupancy shall be limited to persons employed in the on-site agricultural operation and their immediate dependents.

(c) On-farm worker housing shall not be used as a short-term rental, vacation rental, or lodging available to the general public.

(d) The housing shall be served by lawfully available water and wastewater systems and shall comply with all applicable health department requirements.

(e) If the agricultural operation ceases for a period exceeding twelve (12) consecutive months, the on-farm worker housing shall be removed, converted to non-habitable use, or otherwise brought into compliance with applicable residential zoning standards.

5. On-Farm Equipment Repair and Fabrication

The repair, maintenance, and fabrication of equipment, implements, structures, or infrastructure used primarily for the on-site agricultural operation is permitted as an accessory agricultural use. Such activities shall not operate as a general commercial repair or fabrication business serving off-site customers. Operations shall be conducted in a manner that does not create excessive noise, visual impact, or nuisance conditions beyond the property line.

7. On-Farm Aggregation, Packing, Storage, and Distribution

The aggregation, washing, sorting, packing, cooling, storage, and distribution of agricultural products is permitted as an accessory agricultural use when conducted in support of an actively operating agricultural operation on the parcel.

Agricultural products processed, stored, or distributed under this subsection may include products produced on the parcel and products produced by other farms located within Weber County or within a reasonable local service area.

This use shall not be operated or expanded in a manner that converts the site into a primary warehousing, freight, or regional distribution facility.

Operations shall be conducted in a manner that does not create excessive traffic, noise, odor, or nuisance impacts beyond the property line.

Retail sales to the general public, if any, shall comply with the Onsite Agricultural Produce Sales standards of this section.

8. On-Farm Education and Demonstration

Educational classes, workshops, demonstrations, and instructional activities directly related to agricultural production, land stewardship, or food production are permitted as an accessory agricultural use when conducted in support of an actively operating agricultural operation on the parcel.

This use shall not be operated as a commercial event venue and shall be conducted in a manner that does not create excessive traffic, noise, parking demand, or nuisance impacts beyond the property line.

Activities involving paid admission, large events, or regularly scheduled gatherings of a scale inconsistent with accessory use shall comply with the applicable agritourism or event standards, if any, or require Conditional Use Permit approval where required.

9. On-Farm Renewable Energy Systems

Solar energy systems, battery storage systems, small-scale wind systems, and bioenergy systems are permitted as an accessory agricultural use when primarily intended to serve the energy needs of the on-site agricultural operation.

Such systems shall not be constructed or operated as a primary commercial power generation facility intended principally for off-site energy sales.

Installation and operation shall comply with applicable building, electrical, fire, and safety codes and shall be designed and maintained to prevent nuisance impacts beyond the property line.

9. Other use Corrals, Stables, and Animal Shelters. Structures used for the keeping or sheltering of animals or fowl are permitted when accessory to a residential or agricultural use, subject to the following:

(a) Such structures shall be located no closer than twenty-five (25) feet from any side or rear property line;
(b) Structures used primarily for concentrated feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining parcel; and
(c) Manure and waste shall be managed to prevent odor, runoff, or nuisance conditions beyond the property line

Custom exempt meat cutting. The on-site slaughter and processing of livestock, poultry, or rabbits raised on the same parcel, or on other parcels within Weber County, is permitted as an accessory agricultural use, provided that:

(a) Processing is conducted in compliance with applicable state and federal law;
(b) Processing occurs within an enclosed structure or approved mobile facility;
(c) No outdoor storage of carcasses, offal, or waste is permitted;
(d) The use does not operate as a continuous or high-volume commercial slaughter or processing facility; and
(e) Operations do not create unreasonable odor, noise, or nuisance impacts beyond the property line.

(f) Outdoor composting of animal remains using established, science-based composting practices is permitted, provided it does not result in persistent odors, attraction of vermin, runoff, or other nuisance conditions beyond the property line.

This use is not required to be accessory to a dwelling and shall not be limited to parcels with access from a collector or arterial street.

Dog breeding, dog kennels, or dog training school. Dog breeding, boarding, kennels, or training facilities may be permitted subject to the following standards:

(a) The number of dogs over ten (10) weeks of age shall not exceed ten (10) dogs per acre at any time;
(b) Any building, run, or enclosure used for housing or training dogs shall be located no closer than one hundred (100) feet from a public street and fifty (50) feet from any side or rear property line; and

(c) Operations shall be conducted in a manner that prevents excessive noise, odor, or nuisance impacts beyond the property line.

Facilities exceeding these thresholds may require Conditional Use Permit approval.

Parking and Storage of Commercial and Large Vehicles

Parking and storage of commercial or large vehicles and equipment is permitted when accessory to an allowed use on the parcel, subject to the following standards:

(a) Vehicles and equipment shall be primarily used in connection with an allowed agricultural, residential, or construction activity occurring on the same lot or parcel;

(b) The parcel shall not be used as a commercial vehicle yard, fleet storage area, or equipment staging area for off-site operations;

(c) No more than two (2) commercial or large vehicles not including farm implements may be stored on a parcel at any one time, unless otherwise permitted;

(d) Vehicles with a gross vehicle weight rating (GVWR) greater than 24,000 pounds shall be parked no closer than fifty (50) feet from any public street; and

(e) Parking and storage shall not create excessive noise, visual impact, or safety concerns beyond the property line.

Temporary construction use Temporary buildings, vehicles, or equipment associated with permitted construction activity may be located on the parcel during active construction and shall be removed upon completion or abandonment of the work.

Family Child Care (Small).
A state-licensed family child care facility operated within a dwelling unit is permitted in the Agricultural Zones. Such use shall comply with all applicable state licensing requirements and shall not be subject to additional local density restrictions.

Outdoor play areas shall be located and supervised to prevent unreasonable noise or nuisance impacts to adjoining properties.

Group or Large Family Child Care.
Child care facilities exceeding the capacity of a small state-licensed family child care shall require approval of a Conditional Use Permit.

In evaluating such applications, the city may consider:
(1) Traffic safety and circulation;
(2) Adequacy of on-site parking;

(3) Outdoor play area location and buffering; and
(4) Compatibility with surrounding uses.

Amendment to Section 104-14-4: Changed the section numbering from 104-14-4 to 104-14-6.

The intent of these changes is to adopt standards that better align with the community's vison for how property should be used within the AV-3 zone, to improve clarity, and facilitate development within the zone.

Affected Property Owners (Map Amendments)
This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

Reviewing Documents
The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/home
- **In-Person:** 7474 East 200 South, Huntsville
  Mondays and Wednesdays 9am to 1pm
  Thursdays 1pm to 5pm

Providing Comment
All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations
In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-8, Forest Residential (FR-3) Zone

Notice Date: March 13, 2026
Public Hearing Date: Tuesday, March 24th, 5:00 PM
Location: 7474 East 200 South, Huntsville, City Council Chambers

Summary of Proposed Zoning Changes

The City is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-8 Forest Residential Zone FR-3 that will create standards that better align with the community's vision for how property should be used within the zone, to improve clarity, and facilitate development within the zone. The primary elements changed are a modification to the Purpose and Intent (Sec 104-8-1); amendments to the Land Use Table (Sec 104-8-3) specifying which uses are allowed in the FR-3 zone, as well as any special provisions required for said uses; amendments to Sec 104-8-4 Special Regulations, addition clarifying language and expanding specifications and definitions specific to this code.

Key Changes Include:

- **[Name]**: The name is changed from Forest Residential FR-3 to Hillside Residential HR.

  Chapter 104-8 ~~Forest Residential~~ Hillside Residential Zone ~~FR-3~~ HR

- **[Purpose and Intent]:** The purpose and intent of the zone are clarified adding:

  HR Zone is intended to accommodate established medium-density residential development in the form of detached single-family, and attached and multi-unit housing within a defined area of the valley. This zone recognizes existing condominium and townhome patterns and provides standards for their continued residential use, whether owner-occupied or rented.
  The purpose of this zone is to allow compact residential development within a limited geographic area while preserving the broader rural and agricultural character of the surrounding lands.

- **[Permitted Uses]:** The current code lists both "Permitted" and "Conditional" uses; the proposal removes the conditional use category, and places uses into a single permitted-use table with "special provisions."

  - Uses that previously required a Conditional Use Permit would now be permitted outright if they meet the listed standards. These changes should

help reduce processing time and provide a clearer understanding of permitted uses.

- Lockout Sleeping Room is removed as a permitted use deleting:
- Limits on density of horses stabled on a single property, adding:

  Two-Acre Use. Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.

- Removing Bed and breakfast, condo rentals, lodging houses and Short Term Rentals as permitted uses
- Adding Special Regulations to Utility uses:

Public utility substations.	C	Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.
Water storage reservoir, when developed by a utility service provider.	C	Height above grade limited to 20' maximum. Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it. Setbacks to be per site table below. See Title 108, Chapter 10

- Adding Special Regulations to further regulate agricultural, uses in Sec 104-8-4:

1. ***Animal grazing and Pasture Use.*** Animal grazing is a permitted agricultural use.
2. ***Supplemental Feeding.*** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.
3. ***Management Standard.*** Grazing and feeding practices shall be managed to:
4. prevent excessive manure accumulation;
5. prevent soil degradation or runoff beyond the parcel; and

6. avoid persistent odor, fly, or nuisance impacts detectable at the property line.
7. ***Setbacks for Concentrated Feeding Areas.*** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.
8. ***Density.*** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

d. ***Animal Units – Family Food Production Only***

e. ***Animal Unit Standards for Family Food Production.***
For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

Animal Type	***Animal Unit (AU)***
Cow (beef or dairy)	1.0 AU
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Donkey	0.7 AU
Pig	0.4 AU
Sheep	0.2 AU
Goat	0.2 AU
Llama / Alpaca	0.3 AU
Chicken	0.01 AU
Duck	0.02 AU
Turkey	0.02 AU
Goose	0.03 AU
Rabbit	0.01 AU

f. These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.

g. The City Planner may approve functionally equivalent species using the closest animal unit equivalent.

The intent of these changes is to modernize and reorganize the HR zone so it's easier to understand and administer. These changes align the code with other code sections, such as "Special Regulations" used elsewhere in Title 104, and replace conditional uses with clear, standards-based permitted uses.

Affected Property Owners (Map Amendments)
This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

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