



WEBER COUNTY PLANNING COMMISSION MEETING

MEETING AGENDA

August 11, 2026

Pre-meeting 4:30 p.m./Regular meeting 5:00 p.m.



- Pledge of Allegiance:
- Roll Call:

1. **Minutes:** June 2, 2026, June 9, 2026, July 7, 2026

2. **Legislative:**

2.1 GPA2025-03: A public hearing on a Weber County Planning Staff-driven request to amend the Weber County General Plan to include elements from the Ogden Valley General plan for areas outside of the Ogden Valley City Incorporation area.

Staff Presenter: Felix Lleverino

2.2 GPA2026-01 A public hearing on a proposed amendment to the unincorporated area general plan to update the future land use map, update recent growth trends, and to consolidate recent plan amendments into a single cohesive unincorporated county-wide general plan.

Staff Presenter: Tammy Aydelotte and Charlie Ewert

3. **Public Comment for Items not on the Agenda:**

4. **Remarks from Planning Commissioners:**

5. **Planning Director Report:**

6. **Remarks from Legal Counsel:**

Adjourn to Work Session

WS1: ZMA2026-01: Discussion regarding the Willow Village FB rezone and revised concept plan proposal.

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah. in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Minutes of the Meeting of the Weber County Planning Commission for June 2, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 4:30 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Cami Clontz, Kyle "KC" Lindsey, Jed McCormick, and Sara Wichern

Excused: Commissioner Wayne Andreotti

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

1. Minutes: May 5, 2026

Chair Favero called for any corrections or amendments to the minutes; none were noted and Chari Favero declared the minutes approved as submitted.

2. Administrative items:

2.1 LVP040926: Request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision Phase 3, a 17-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden. *Staff Presenter: Felix Lleverino*

Principal Planner Charlie Ewert introduced the item as an administrative matter, noting that approval is required so long as the applicant meets all applicable code requirements, and that the item is not subject to a public hearing or public comment period.

Mr. Eric Anderson, 3699 West 1400 South, addressed the Commission on behalf of Powder Mountain. He presented the Prado at Powder Mountain Phase 3 subdivision plat, described the project's context within the broader Powder Mountain development, and noted its continuity with previously approved Prado Phases 1 and 2. The proposed subdivision includes 17 single-family residential lots ranging from 2.1 to 4.5 acres, located southeast of Summit Pass Road in the DRR-1 zone. The right-of-way for the proposed private road is 66 feet wide with a 26-foot asphalt surface and curb and gutter totaling 31 feet, with 17.5 feet on each side allocated for snow storage. Mr. Anderson noted that five fire turnarounds have been approved by the Beaver Fire District and that all dead-end road segments are 750 linear feet or less, consistent with the adopted 2021 International Fire Code.

Planner Tammy Aydelotte presented the staff report. She confirmed that the subdivision is located within a geologic hazard study area and a natural hazards overlay zone, and that the applicant has submitted the required geotechnical report. She noted that the proposed road right-of-ways, while shown as public on the preliminary plat, are intended to be private, and that this discrepancy would be corrected prior to final plat submission. Ms. Aydelotte drew the Commission's attention to two recurring issues with Powder Mountain subdivision applications: terminal dead-end streets and the master trails plan. Regarding terminal streets, staff has asked the applicant to provide written documentation demonstrating how the proposed cul-de-sacs comply with the county's terminal dead-end street ordinance, noting that the ordinance was adopted after the original development agreement was executed, creating some ambiguity. Staff recommended that this documentation be required as a condition of final subdivision approval. Regarding trails, Ms. Aydelotte indicated that some proposed lot configurations may encroach upon existing public trail alignments, and staff requested an updated master trails plan prior to any further development applications.

Chair Favero and Vice Chair Neville asked clarifying questions about the terminal street standards and the proximity of adjacent roads. Ms. Aydelotte and Mr. Ewert explained that Powder Mountain has consistently cited topographical constraints as the basis for not connecting roads, and that the county's ordinance may or may not apply given the pre-existing development agreement. Mr. Ewert noted that if the applicant submits a defensible legal analysis supporting their compliance, staff would be prepared to move forward; alternatively, the development agreement itself might need to be revisited.

Significant discussion arose regarding fire safety and evacuation. Commissioners noted that Powder Mountain is served by a single primary access road and expressed concern about the cumulative effect of permitting additional density under such conditions.

Mr. Ewert confirmed that the Beaver Fire District has required the developer to construct and equip a fire station on-site, that all structures are required to be fully sprinklered, and that Powder Mountain has consistently submitted emergency evacuation plans with each subdivision application, including designated helicopter egress areas. Mr. Ewert acknowledged that the fire district has expressed concern about dead-end streets but noted that state law limits the authority of fire officials to impose requirements beyond the International Fire Code.

Vice Chair Neville raised the question of whether approval should be withheld pending receipt of an updated trails plan. After discussion, staff and legal counsel indicated that because this is an administrative item and the development agreement does not specify trail alignment with precision, the Commission does not have grounds to impose more specific trail requirements at this stage. The Commission was comfortable accepting the trails plan update as a condition of final approval, rather than as a prerequisite to preliminary approval.

Staff recommended approval of the application subject to five recommended conditions, including: demonstration of compliance with the terminal dead-end street ordinance, submission of an updated master trails plan, adherence to geotechnical report recommendations during construction, resolution of engineering comments with Weber County Engineering, and standard final subdivision application requirements.

Commissioner Wichern moved to approve LVP040926, preliminary subdivision approval of the Pardo at Powder Mountain Subdivision Phase 3, a 17-lot subdivision located in the DRR-1 zone, located at the end of Summit Pass Road in Eden, based on the findings and subject to the conditions listed in the staff report. Commissioner McCormick seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

3. Legislative items:

3.1 ZTA2026-03: A hearing for the consideration of a proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code. *Staff Presenter: Charlie Ewert*

Principal Planner Mr. Ewert introduced the item as a legislative matter, noting that the Commission's role is to make a recommendation to the County Commission rather than render a final decision. Mr. Ewert briefly described the proposed map amendment, which refines the West Weber Street Form Based Zone regulating plan by shifting the village center designation slightly westward and providing greater definition to the boundaries between zone designations. The Commission noted that substantial work had been done on this item in prior work sessions.

Chair Favero opened the public hearing.

There were no additional persons appearing to be heard and the public hearing was closed.

Commissioner Lindsey moved to forward a positive recommendation to the County Commission regarding application ZTA2026-03, proposed amendment to the Form Based Zone's West Weber Street Regulating Plan, Section 104-22-8 of the Weber County Code, with the following findings:

1. The amendment will further implement the general plan for the area;
2. The amendment will advance small area planning for the area;
3. The amendment is needed to make the map consistent with the recently amended form-based zoning text; and
4. The amendment will advance the health, safety, and general welfare of the community.

Commissioner Clontz seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

4. Public Comment for items not on the agenda:

There were no public comments.

5. Remarks from Planning Commissioners:

Vice Chair Neville raised two items. First, he noted for the record that the Form Based Zone map amendment approved under Item 3.1, while disposed of quickly at the meeting, was the product of extensive work session deliberation by staff and the

Commission. Second, Vice Chair Neville asked for clarification on whether the Commission is required to formally solicit conflict-of-interest disclosures at the outset of each meeting. Legal Counsel Liam Keogh advised that there is no procedural requirement to do so at the start of every meeting; rather, individual commissioners bear the responsibility to voluntarily disclose any conflict and determine whether to participate in the relevant discussion. Mr. Keogh offered to conduct a refresher training on the matter.

6. Planning Director Report:

In Planning Director Grover's absence, Mr. Ewert reported that the comprehensive set of ordinance amendments the Commission had worked on during the first part of the year — totaling approximately 670 pages — was adopted by the County Commission the prior week. Staff is working to integrate the adopted language into the county code and publish it to the county website. Commissioners were advised to be aware that portions of the online code will be updated in the near term.

Mr. Ewert also provided an update on the Alfonso development project, which had been presented to the County Commission in a work session. He reported that the project faces a significant infrastructure challenge: the preferred sewer connection route may not be feasible, and the developer is exploring alternatives, including constructing a gravity line to a distant trunk line or installing a new lift station. The County Commission has asked for a financial analysis to determine the cost differential and evaluate whether additional density or an extended timeline is warranted as compensation for the sewer infrastructure investment. Mr. Ewert noted that the developer is also in discussions with neighboring property owners about potential easement options for a more economical routing.

Chair Favero commented that this situation highlights a broader infrastructure planning issue in the area, noting that proactive coordination on sewer corridor routing — particularly along existing roads such as 1400 West and 2550 South — would reduce costs and complications for future development. Mr. Ewert agreed, acknowledging that the county holds responsibility for local sewer collection lines and that the existing sewer master plan was developed under different density assumptions and likely needs to be revisited. He noted that while County Commissioners have generally preferred to allow developers to resolve infrastructure challenges independently, there is growing recognition that a more coordinated, county-level approach may be necessary.

Mr. Ewert also relayed feedback from Commissioner Brewer regarding the design standards included in the motion for the Alfonso project. He reported that Commissioner Brewer had initially understood the Planning Commission to have prohibited a specific architectural design, but Mr. Ewert clarified to the Commissioner that the motion had instead expanded the range of permissible designs rather than restricting them. Commissioner Brewer was reported to be satisfied with that clarification.

7. Remarks from Legal Counsel:

Legal Counsel Mr. Keogh did not have separate remarks beyond his earlier contribution on conflict-of-interest disclosures.

A brief discussion ensued among commissioners and staff regarding the county's ordinance requiring connection to a sewer line when one comes within 300 feet of a property. Mr. Ewert and Ms. Aydelotte noted that while the ordinance exists, it has not historically been enforced, and that state and health department standards do not appear to be as strict. The practical benefit of the ordinance, as noted by Mr. Ewert, is that the health department may decline to approve new septic systems where a sewer line is accessible, which effectively encourages connection without coercive enforcement.

A further exchange was prompted by Commissioner Wichern, who raised concerns about the use of pioneering agreements and proportionality arguments in developer negotiations. Mr. Keogh confirmed that development agreements are fully negotiable between the county and a developer, and that there is no statutory requirement for the county to reimburse a developer for infrastructure costs deemed disproportionate to their project. Mr. Ewert added that although some development agreements include provisions for exploring reimbursement mechanisms—such as Public Infrastructure Districts, Community Reinvestment Areas, or tax increment financing—the county has full authority to require developers to cover infrastructure costs as a condition of approval.

The meeting adjourned at 5:35 p.m.

Respectfully Submitted,

Weber County Planning Commission

Minutes of the Work Session of the Weber County Planning Commission for June 9, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Clontz, Kyle “KC” Lindsey, Jed McCormick, and Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

WS1. General plan and the port authority boundary discussion with the Port Authority and local land owners

Stephanie Pack, Utah Inland Port Authority and Stephanie Russell, Economic Development Director & Government Relations Liaison, presented the Port Authority's annual report covering the past 12 months, which marked the project area's second anniversary. Ms. Russell provided background, noting that the project area encompasses approximately 9,000 acres, located predominantly west of 8300 West, and is limited to industrial and commercial properties. She emphasized that the Inland Port Authority does not hold land use authority — that authority remains with Weber County — and that the County's general plan serves as the primary roadmap guiding development decisions within the project area. Ms. Russell highlighted several significant infrastructure investments completed over the past year. A \$5 million loan from the Authority's Infrastructure Bank, paired with a \$5 million ARPA legislative appropriation received by the County in 2022, was used to fund a 6-million-gallon-per-day sewer lift station. An additional \$25 million special assessment bond was issued through a Public Infrastructure District (PID) for the Promontory Commerce Center/Black Pine development. Ms. Russell was careful to clarify that the combined \$35 million infrastructure investment was funded through developer financing and a state legislative appropriation — not from county taxpayer dollars or general fund revenues. Ms. Russell described the Promontory Commerce Center as an approximately 400-acre Phase 1 development and noted that an estimated additional \$80 million in infrastructure investment will be needed to fully activate the remaining 9,000 acres over the life of the 25-year project. The tax increment finance mechanism splits generated increment 75% to the project area and 25% to other taxing entities.

The Commission was informed that target industries for recruitment include energy, advanced manufacturing, aerospace and defense, and life sciences — with a particular focus on industries that do not require significant industrial water use, given constraints in the area. Ms. Russell reported that three projects are in active negotiation, with announcements anticipated before year-end. She noted the strategic logistical advantages of the site, including proximity to approximately 500,000 residents within a 30-minute drive and access to the Union Pacific mainline rail corridor, which she described as a significantly underutilized asset. Ms. Russell also described an amendment under development to the Port Authority's existing wetland strategy, which would be broadened into a natural resources policy. This expanded policy would incorporate development guidelines such as dark sky standards and bird-friendly lighting, in addition to responsible wetland mitigation. She noted that 3% of tax increment generated over 25 years is committed to wetland preservation, with projected funds potentially exceeding \$10 million, all to remain local to the project area.

Chair Favero asked about the tax increment split, which Ms. Russell confirmed as 75% to the project area and 25% to other taxing entities. He also asked about the Port Authority's position on the preferred alignment of the Legacy Highway extension through the West Weber Corridor. Ms. Russell stated that the Port Authority has been actively providing UDOT and the Wasatch Front Regional Council with absorption schedules and development data to influence the alignment study currently underway. She indicated that the Port Authority is not formally advocating for a specific alignment but is ensuring that decision-makers have accurate data on anticipated growth and development in the area.

Ms. Russell and Ms. Pack discussed infrastructure coordination efforts, including LMSA's development of a sewer conveyance master plan along 12th Street, a planned reversible sewer force main from 5900 West to 9300 West, and partnership negotiations with Westmore and Northern Water as the exclusive water provider within the project area. The Commission was assured that the infrastructure is being designed to accommodate both industrial and future residential uses, and that adjacent property owners with septic systems would have the option to connect to the new sewer system.

Vice Chair Neville asked how the West Weber Inland Port project area compares in size to the Business Depot Ogden (BDO) and Freeport Center. Ms. Russell indicated that BDO contains approximately 13–14 million square feet of industrial space, while the West Weber area, at buildout, is projected to accommodate closer to 20 million square feet based on conservative absorption schedules from developers over the next 25 years.

Principal Planner Ewert presented maps illustrating both the current general plan designations and a proposed adjustment to align the general plan boundaries with the existing Inland Port project area boundaries south of the railroad tracks and west of 7500 West. The proposed change would shift the mixed-residential buffer that currently appears on the west side of 8300 West to the east side, consistent with the industrial land use pattern, and more accurately reflect the boundaries of the Port project area.

Ms. Russell noted that under the current general plan, at least one parcel within the project area boundary could not be marketed for industrial purposes, and that the adjustment is necessary to remedy this inconsistency.

Chair Favero expressed some reservation about whether mixed-use residential is the most appropriate buffer designation immediately adjacent to heavy industrial (M3) zoning, drawing comparison to residences along Wall Avenue next to BDO. He acknowledged the challenge of integrating residential and industrial uses in close proximity and invited discussion from the Commission.

Ms. Russell suggested that the parcel in question — approximately 900 acres owned by a single property owner in three separate parcels — might be a candidate for a Manufacturing and Technology (M&T) zone designation rather than full M3, which would allow for lighter industrial uses and provide a more compatible transition to adjacent residential development. Planner Ewert confirmed that the general plan as presented already contemplates business office/tech and mixed commercial designations as buffers in similar configurations.

The Commission reached a general consensus that the boundary adjustment is appropriate and straightforward to incorporate into the ongoing general plan update. Chair Favero directed staff to make draft adjustments to the map, consult with the affected landowner regarding the potential M&T designation for the buffer parcel, and return with refined options for the Commission's review. Vice Chair Neville requested that staff provide examples from other jurisdictions where residential uses have been successfully integrated in proximity to industrial development, to help inform future decisions on similar applications. The Port Authority representatives offered to share examples of symbiotic residential products from other project areas and indicated willingness to coordinate with the landowner regarding land use compatibility.

WS2. West Weber Freeway Corridor community outreach work session

Planner Aydelotte introduced the item, explaining that staff has been conducting meetings over the preceding weeks with farmers, landowners, and developers to discuss the preferred alignment for the Legacy Highway extension through the West Weber Freeway Corridor. She distributed handouts containing three maps: (1) the current general plan alignment showing two corridor options, including an alignment along 8300 West; (2) the County's preferred "green" alignment, originally adopted in 2009, and an alternate "red" alignment further west; and (3) two additional UDOT alternatives — "blue" and "purple" — located further east, in the range of 4700 to 8000 West.

Ms. Aydelotte noted that UDOT has not yet communicated a definitive preferred alignment and has not been responsive to county meeting invitations, though she expressed hope that a recent change in UDOT Region 1 leadership might result in a more receptive dialogue. She indicated that developers who met with staff earlier that afternoon have expressed willingness to take a "top down" approach by reaching out directly to state-level contacts, and that the Commission's role in this session was to provide a consensus position to be part of a coordinated communication effort to UDOT.

Chair Favero provided historical context, recalling that a community working group — including himself, representatives from the Wasatch Front Regional Council, county commissioners, and local landowners — undertook a series of meetings beginning in 2008 to evaluate alignment options. That process resulted in the "green" alignment being identified as the preferred route, which was subsequently incorporated into Weber County's long-range transportation plan. He noted the process went dormant for approximately a decade and has now re-emerged as UDOT's current planning study advances south toward 4000 South, with construction already funded to 1800 North in Davis County. Chair Favero further noted that the County now has approximately

14,000 approved residential units on the Westbridge development, approximately 3,000 units in the Black Pine/Bennett Farms development, and several million square feet of planned commercial and retail space — all of which were planned around the corridor as previously adopted. He expressed concern that shifting the alignment east would jeopardize those developments.

Chair Favero then invited public input.

John DeGiorgio (5690 South 5130 West) stated that he was a member of the original 2008–2009 alignment study committee and emphasized the agricultural heritage of the north end of the corridor, noting that the entire area is composed of Century Farms. He urged the Commission and UDOT to keep the corridor to the west, where county stakeholders and communities have long anticipated it would be located.

Brandon Green, Flagship Homes, commented that in his experience UDOT weighs general plan designations heavily in making alignment decisions, and urged the Commission not to abandon the plan that has been in place for 20 years. He warned that shifting the alignment east would effectively create an "island" isolating the Inland Port from freeway access and create serious adverse impacts for all the development that has been planned around the western alignment.

An unnamed stakeholder with experience in the Freeport Center area noted that the street network surrounding large industrial facilities is critical, pointing to the difficulties at Freeport as a cautionary example. He also noted the implications for Plain City's general plan, which is currently being developed and needs certainty about the corridor location.

Ben Richey, Wasatch Front Regional Council, offered perspective on UDOT's reluctance to commit to a western alignment, noting that difficulties encountered during the Legacy Highway and West Davis Corridor environmental review processes have made the agency cautious about alignments that may face legal or regulatory challenges — particularly regarding wetlands and Army Corps of Engineers permitting. He expressed confidence in the strength of Weber County's master plan and encouraged the county to continue developing its internal road network in a way that demonstrates readiness for and commitment to the corridor. He noted that the West Weber area is maturing faster than many anticipated, and that legislative support for these state-funded freeway facilities has been growing.

Roger Heslop (1657 South 3700 West) expressed that while he is not personally enthusiastic about the scale of development planned for West Weber, a western freeway alignment is clearly preferable from a cost and practicality standpoint, noting that a more eastern alignment would require multiple river crossings at great expense to the county and would not adequately serve east-west traffic needs.

An additional public comment from an unknown speaker was offered regarding a potential alternate alignment through a privately-owned 80-acre parcel, with the speaker indicating that neighboring landowners to the west — including the Burke and Ortega properties — are open to having the corridor run through their land, and that a modified alignment for 2550 South could be considered if the fish and game property presents an obstacle.

Chair Favero invited each commissioner to state their position on the corridor alignment.

Vice Chair Neville stated that he had heard no argument in favor of an eastern alignment and that all evidence supports the western alignment.

Commissioner Lindsey agreed with the consensus position and noted that public sentiment expressed on social media is also in favor of the western alignment.

Commissioner Clontz stated that all of the County's approved developments were planned around the expected western corridor location and that the alignment should remain there.

Commissioner Andreotti emphasized the economic logic of a western alignment — its superior ability to distribute traffic, serve the Inland Port, reduce pressure on 12th Street, and avoid displacing the many homes that would lie in the path of an eastern alignment.

The Commission reached unanimous consensus in support of the more westerly corridor alignment, consistent with the County's adopted general plan and the 2009 preferred alignment. Planner Ewert identified the desired outcome as a formal letter bearing

the signatures of all three County Commissioners, all seven Planning Commissioners, affected landowners, and affected developers, to be submitted to UDOT communicating the County's unified position. Ms. Aydelotte confirmed that developers have taken the initiative to coordinate the outreach effort and that staff will work collaboratively with them on the communication. No formal motion was required as this was a work session item.

The meeting adjourned at 5:35 p.m.

Respectfully Submitted,

Weber County Planning Commission

Minutes of the Regular Meeting of the Weber County Planning Commission for July 7, 2026, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 4:30 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Wayne Andreotti, Cami Clontz, Kyle “KC” Lindsey, Jed McCormick, and Sara Wichern

Excused: Casey Neville (Vice Chair)

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioner Andreotti has been excused from the meeting; all other Commissioners were present.

1. Legislative items:

1.1. ZMA2026-04: A request for a public hearing and consideration regarding an application to amend the county’s zoning map to rezone approximately 12.3 acres, located at approximately 1940 South, 4700 West, from the A-1 zone to the R1-15 zone.

Applicant: Jordan Holmes, **Staff:** Charlie Ewert

Principal Planner Charlie Ewert introduced the item.

Valerie Claussen, a representative from Planning Outpost appearing on behalf of applicant Jordan Holmes, presented the rezoning request. She explained that the proposed rezone from A-1 to R1-15 is consistent with the Western Weber General Plan's designation for medium-to-large lots, would facilitate a single-family subdivision of approximately 32 lots, and is compatible with surrounding developments including Westfield High School to the east and single-family residential development to the south. She also noted the applicant's voluntary contribution of \$7,500 per lot for parks and recreation trails, with a preference that funds be applied to nearby off-site trail connectivity improvements.

Mr. Ewert supplemented Ms. Claussen’s presentation by confirming the project checks the applicable boxes for a rezone and walking the Commission through the staff analysis. He noted the concept plan shows two north-south pathway connections — one along the project's internal road that ties into the adjacent Single Tree Acres subdivision, and one along an irrigation ditch running through the property. Mr. Ewert discussed the question of whether an east-west pathway connection should be required, acknowledging the challenges presented by the adjacent school district property to the east, where a previously negotiated gate easement had not been acted upon. He indicated the applicant was open to exploring alternative trail routing options. He confirmed that standard development standards for the R1-15 zone would apply, that culinary and secondary water letters of commitment had been obtained, and that a standard development agreement template would be used.

Commissioner Sara Wichern inquired about the feasibility of extending the existing pathway from Single Tree Acres southward along the internal road, and whether there would be off-street pedestrian access throughout the community. Mr. Ewert confirmed that all streets would have either a 10-foot asphalt pathway or standard sidewalk, and that the two proposed north-south pathway connections were the primary trail features of the project.

Discussion also addressed potential road improvements on 4700 West. Commissioner Wichern noted that with only approximately 30 lots, the traffic impact may not meet UDOT's threshold to require widening, but expressed support for requiring improvements along the property's frontage on 4700 West, including along the portion owned by the same landowner to the north (the Martini property). Mr. Ewert confirmed this was a reasonable ask and noted that UDOT has already indicated plans to fund turn pockets at the intersection of 4700 West and 2200 South in response to identified traffic issues in the area.

Chair Favero opened the public hearing.

Henry Stoddard, residing at 1994 South 4700 West, stated that he had lived in the area for exactly one year and had observed significant development activity. He expressed concern about the potential loss of mature trees and the area's rural character, and raised questions about the compatibility of new residential neighbors with adjacent agricultural uses such as livestock and

gardens. He also expressed concern regarding traffic volumes on 4700 West, noting the speed limit is already high, and asked whether a traffic analysis had been conducted.

A second speaker, Louise (last name inaudible), spoke in opposition to the proposed density of this development in the area, raising concerns about water availability, traffic congestion on 4700 West, sewer capacity, school capacity, and rising property taxes. She expressed a preference for the historic one-acre lot standard in the community. She wants to live in the country rather than a city and she does not want her future neighbors complaining about the noise, smell, and other things that come with country living. She cited the steep increase in taxes in the last several years and stated that these increased costs are unfair and ridiculous for current residents.

Chair Favero closed the public hearing.

Following the close of the public hearing, the Chair addressed the public comments, explaining that the Commission's role is to evaluate applications against standards adopted through a public process, including the 2022 General Plan update which guided the shift toward medium-density residential development. He acknowledged the difficulty of these changes for longtime rural residents and noted that water resources are closely monitored by responsible water entities and that development is limited to provable water rights. He also noted that state law prohibits the Commission from conditioning subdivision approval on school district capacity.

Mr. Ewert elaborated on the road and infrastructure process, detailing that before any subdivision plat is approved, a comprehensive traffic and engineering review will be necessary. This process involves collaboration with entities such as UDOT, who will assess potential impacts on the highway system and determine any required improvements or changes to current infrastructure. Mr. Ewert explained that the funding for road improvements is sourced from impact fees, which are collected from new developments to ensure that existing taxpayers are not burdened with the cost of enhancing infrastructure to accommodate growth. These fees can be applied to projects like expanding roads, creating turn lanes, and other necessary adjustments to support increased traffic from new subdivisions. Additionally, Mr. Ewert addressed concerns related to neighboring A-1 zoned properties, emphasizing that current agricultural rights will remain unaffected by new development activities. He reassured that these properties would continue to have the right to maintain farm animals, such as horses, cattle, and goats, which aligns with the established A-1 zoning regulations. Addressing potential complaints from new residents regarding agricultural activities, Mr. Ewert conveyed that responses would be straightforward: individuals choosing to reside in these areas are making the conscious decision to move into a farm-country environment, where agricultural activities are part and parcel of the community's character.

The Commission discussed potential improvements on 4700 West and addressed the impacts of the development. Commissioner Wichern raised a concern that, with only 30 proposed lots in the subdivision, the added traffic might not reach UDOT's criteria for mandatory widening. However, she supported the idea of enhancing the road along the subdivision's frontage, as well as the portion of the same property north to the wider area, known as the Martini property.

Responsive to a question from Chair Favero about appropriate improvements for 4700 West and the County's ability to require such improvements via a development agreement, Mr. Ewert acknowledged that UDOT, recognizing traffic issues, already plans to add turn pockets at the 4700 West and 2200 South intersection, indicating a responsiveness to traffic challenges in the region.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for file ZMA2026-04, an application to amend the county's zoning map to rezone approximately 12.3 acres located at approximately 1940 South, 4700 West from the A-1 zone to the R1-15 zone, with the following recommendations: (1) the concept plan be updated to include road improvements along 4700 West north through the Martini property; (2) the county's typical development agreement template be used; (3) the development agreement memorialize the applicant's voluntary \$7,500 per lot parks and trails contribution, with flexibility for all or a portion of the contribution to be used for off-site pathway improvements where feasible; and (4) the Commission determined that the two north-south pathway connections shown on the concept plan are adequate. The recommendation was based on the findings in the staff report that the proposal generally supports the vision, goals, and objectives of the Western Weber General Plan; that the project is beneficial to the overall health, safety, and welfare of the community; and that a negotiated development agreement is the most reliable mechanism for the county and applicant to realize the agreed-upon conditions. Commissioner Clontz seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Vice Chair Neville was not present when this vote was taken.

1.2 ZTA 2026-04: A request for a public hearing comment on a proposal to amend the Weber County Code. The amendments pertain to minimum setback and height requirements in the F-1 (formerly the FR-1) Zone, uses in the R-3 (formerly FR-3) Zone,

and proposed zoning text amendments relating to minimum fencing requirements. Amending and clarifying provisions, repurposing, simplifying or otherwise amending certain zones, certain development standards and certain processes to better tailor Weber County land use ordinances for optimal efficiency and effectiveness of governance of land use and development in the unincorporated areas. to amend uses and minimum setbacks in the F-1 Zone, as well as include adjustments to fencing requirements. Staff Presenter: Tammy Aydelotte.

Planner Tammy Aydelotte presented the three components of this county-initiated zoning text amendment:

- **F-1 Zone — Ogden Canyon Setbacks and Height:** Ms. Aydelotte explained that the F-1 zone encompasses approximately 160–170 parcels in Ogden Canyon, of which roughly 80–90 percent do not meet the current minimum standards of one acre in area and 150 feet of width. Most parcels are grandfathered lots of record. Of the approximately 37 land use permits issued in the canyon over the past 10–12 years, about 16 percent required a variance from the Board of Adjustment for setbacks — all of which were approved. The County Commission requested staff examine whether the setbacks could be reduced to better reflect actual conditions. The proposed changes would reduce front and rear setbacks from 30 feet to 15 feet, and side setbacks from 20 feet to 10 feet, applicable only to parcels that do not have direct access off Highway 39. A potential increase in the accessory structure height limit from 25 to 30 feet was also presented for the Commission's consideration.

Ms. Aydelotte noted that the general plan identifies Ogden Canyon as a historic, recreational gateway to Ogden Valley, and that considerations of viewshed and character should be weighed alongside the benefit to property owners seeking to rehabilitate or expand older structures. She also noted that all canyon parcels are on septic systems, which would naturally constrain the buildable footprint regardless of setback changes.

The Commission discussed the accessory structure height provision at some length. Commissioner Wichern raised concerns about the visual impact of large accessory structures, particularly tall pole barn-style buildings, as a gateway feature of the canyon. The Chair expressed general support for the setback reductions, noting that loosening the code would likely incentivize rehabilitation of aging structures. The Commission agreed the height question warranted further consideration but did not object to the setback reductions.

- **R-3 Zone — Short-Term and Transient Uses:** Ms. Aydelotte explained that during a prior comprehensive ordinance cleanup effort led by Mr. Ewert, several uses that had been permitted or conditionally permitted in the former FR-3 zone were inadvertently omitted from the successor R-3 zone. The proposed amendment would restore those uses — specifically, short-term rentals as a permitted use, recreation lodges as a conditional use (limited to locations within 1,000 feet of the DRR-1 resort zone), and transient lodging (motel/hotel) as a permitted use. In practical effect, these changes would apply primarily to two small R-3A zoned areas immediately adjacent to Powder Mountain Resort off Summit Pass Road.
- **Fencing Requirements:** Ms. Aydelotte described a proposed clarification and update to the county's fencing ordinance, the primary substantive change being to allow a six-foot fence along the side yard of a corner lot, extending to the rear yard, as long as two feet of clearance is maintained between the fence and the sidewalk. This would address the practical needs of corner lot owners in newer, smaller-lot communities who wish to maximize usable yard space.

Commissioner Wichern expressed concern that the two-foot setback from the sidewalk may not be sufficient to ensure adequate sight distance for vehicles exiting driveways. The Chair shared the same concern, referencing language used by Ogden City tying fence placement to a specific driveway side-triangle standard. The Commission agreed it would be more comfortable acting on the fencing provision after an engineering review and consideration of sight-triangle language could be completed.

Chair Favero opened the public hearing. No persons came forward to be heard and the public hearing was closed.

After a brief discussion, the Commission, with guidance from Legal Counsel Keogh, agreed to forward a positive recommendation on the F-1 and R-3 provisions, recognizing the need to support rehabilitation efforts in Ogden Canyon and to correct omissions from the prior ordinance update affecting the R-3 zone. The proposed amendments intend to reduce setbacks in the F-1 zone, aligning regulations with the historical lot sizes and uses of the area, thus facilitating improvement and expansion opportunities for property owners. Additionally, the R-3 provisions were acknowledged as necessary updates to restore intended transitory and short-term uses in proximity to resort areas.

Commissioner Clontz questioned whether it would be advisable to include site approval for all lots, particularly when it comes to fencing, to reassure neighboring residents. Chair Andrew Favero suggested that clarity was needed to ensure specific approvals are met when fences are involved, rather than a blanket approval for each lot. Emphasizing the importance of having criteria in place, Chair Favero agreed that tabling the fencing discussion until a more thorough review could be completed was prudent and would result in the necessary criteria being developed to determine appropriate fencing guidelines related to site lines. The Commission decided to table the proposed fencing amendment to address concerns about sight distance at intersections, pending further staff and engineering review.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for two components of file ZTA2026-04: (1) the amendments pertaining to minimum setback and height requirements in the F-1 (formerly FR-1) zone, and (2) the uses in the R-3 (formerly FR-3) zone. Commissioner Wichern further moved to table the proposed zoning text amendments relating to minimum fencing requirements until sight-distance criteria for driveways could be further evaluated. Commissioner seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Vice Chair Neville was not present when this vote was taken.

2. Administrative:

2.1 LVL051926: Consideration and action on a request for preliminary approval of the Longhorn East Subdivision, also known as the Meibos Development. The residential single-family development plan includes 211 lots and 7.5 acres of park space built in accordance with the Meibos Zoning Development Agreement. Located at 6700 West 700 South. Staff Presenter: Felix Lleverino

Planner Felix Lleverino presented the preliminary subdivision request. Mr. Lleverino described the 64-acre site, noting that primary access would be provided at two points — 7100 West and 6700 West — with internal street connectivity designed to ensure no phase relies solely on a single access point. The development agreement, previously approved by the County Commission, governs the layout and specifies two street types: a 60-foot right-of-way (Street Type B) and a 66-foot right-of-way (Street Type A) designed to accommodate a 10-foot pathway along the east side of the primary north-south road. Mr. Lleverino noted that the preliminary subdivision plan closely mirrors the concept plan from the development agreement, with the notable difference that lots are proposed in an area shown as open space on the original concept, and a detention basin has been added in the southwest corner. A phasing plan was presented showing Phase 1 at 51 lots, which would establish the connecting road between 6700 West and 7100 West at the outset, preventing a dead-end condition. Key infrastructure points included: sanitary sewer via a pressurized line connecting to the Black Pine lift station currently under construction; culinary water from Westmore Water District; and secondary water from Warren Irrigation water rights and a storage/pump system in the Longhorn West area, to be constructed by the developer and ultimately adopted by either Pine View Water Systems or Box Elder Conservation District prior to final subdivision approval. A 7.5-acre public park, to be fully constructed and equipped with water rights by the developer, is to be dedicated to the county and transferred to the Weber County Park District. Mr. Lleverino confirmed that park construction would be escrowed and phased proportionally with each subdivision phase. Off-site road improvements include widening of 6700 West from 900 South to the subdivision entrance, and turn lane improvements at the intersection of 7100 West and 900 South. Street lighting is also required at the 6700 West and 900 South intersection. Mr. Lleverino also noted ongoing discussions with the Warren Irrigation Company regarding pathway access along the canal levee on the north edge of the property, and that if the irrigation company declines, the developer would be responsible for providing the pathway within the subdivision boundary.

The Commission discussed the status of a flashing crosswalk at 7100 West and 900 South, which had been included in the original County Commission development agreement to provide pedestrian access to Reese Park on the south side of 900 South. Mr. Ewert explained that a traffic warrant study conducted by the county engineer determined that a crosswalk is not currently warranted based on existing pedestrian volumes, but acknowledged that conditions will change as development proceeds. The Commission agreed to include the flashing crosswalk recommendation in their motion.

The Commission also discussed conditions 8 and 9 regarding the adjacent Vaquero Village subdivision. Chair Favero stated that condition 9 should require completion — not mere escrow — of all outstanding improvements in the Vaquero Village subdivision before the first phase of Longhorn East is recorded, given that those residents had been dealing with unresolved issues for six or seven years.

Commissioner Lindsey inquired about potential traffic improvements, sharing concerns about the accessibility to Reese Park due to its location across 900 South from the development. He noted that this matter was not addressed in the presented preliminary subdivision plans and emphasized the importance of considering measures such as installing a light or other traffic calming

elements to accommodate the expected foot traffic, despite the development including a considerable park within its own layout. Mr. Lleverino explained that a traffic study was conducted to assess the impact of the development on local infrastructure, particularly focusing on road access via 7100 West and 6700 West. He noted that the development's preliminary subdivision plan includes internal street connectivity, ensuring no phase relies solely on a single access point, thereby preventing dead-end conditions. The study's findings were instrumental in designing the two street types specified in the development agreement: Street Type B with a 60-foot right-of-way and Street Type A with a 66-foot right-of-way to accommodate a 10-foot pathway along the main north-south road. Mr. Ewert elaborated on the findings of the traffic study, clarifying that the primary focus was indeed the road improvements necessary to accommodate the development, specifically addressing the main access points at 7100 West and 6700 West. Ewert reiterated that the traffic impact analysis mainly considered vehicular improvements and that pedestrian safety, although crucial, did not trigger significant immediate concerns that warranted crossing installations at this time. Mr. Ewert also provided a brief update on the Park District's status, noting that while there had been some friction in negotiations, the Park District was relieved to learn the county would require an engineered park design and escrowed construction costs as conditions of final approval. The development agreement provisions were noted as the primary vehicle ensuring park delivery.

Commissioner Wichern moved to grant preliminary approval of the Longhorn East Subdivision (file LVL051926), based on the conditions listed in the staff report, with the following modifications and additions: (1) condition 9 be amended to require that all improvements in the Vaquero Village subdivision be complete — with escrow eliminated — before the first phase of Longhorn East is recorded; and (2) an additional condition requiring the installation of a flashing crosswalk with advanced signage at 7100 West and 900 South. Commissioner Lindsey seconded the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, and Chair Favero voted aye. (Motion carried on a vote of 5-0). Vice Chair Neville was not present when the vote was taken.

2.2 LVR061526: Consideration and action on a request for preliminary subdivision approval of the Riverbend Farms Phase 1 Amendment 1 Subdivision, consisting of 10 single family lots within an area previously platted as agricultural open space with additional open space of 3.02 acres being dedicated along the Weber River Corridor. Located at 900 South 3600 West. Staff Presenter: Felix Lleverino

Commissioner Wichern was excused from the meeting at 6:13 p.m.

Planner Lleverino presented this request, explaining that the Riverbend Farms cluster subdivision (Phases 1 and 2) was previously recorded under the now-repealed cluster subdivision provisions of the county code, allowing lots as small as 9,000 square feet with 60-foot widths. The applicant sought to amend Phase 1 by developing Parcel A — previously platted as agricultural open space — into 10 additional single-family lots on a 6.7-acre area, while dedicating additional open space along the Weber River corridor. The application was processed under the prior cluster code because the applicant had vested rights by submitting before the code change. Mr. Lleverino noted that the combined open space across all phases would decrease from approximately 35 percent to 54 percent — which, while a typographical discrepancy in the record, the staff confirmed remained compliant with the cluster subdivision open space requirements. Access to the new lots would be via 825 South, ultimately connecting to 3600 West, with shared driveways used to limit access points off the collector street. Right-of-way improvements on 3600 West were also required.

Commissioner McCormick raised a question about whether there was a trail easement across the open space parcel at the south end of the development connecting to the river corridor, noting it appeared isolated from the trail segment to the north. Staff acknowledged this as a valid concern and indicated that a trail easement across the open space parcel would be a prudent addition, particularly given the developer's stated intention to pursue additional phases (3 and 4) closer to the river. The Chair expressed some reservations about the layout of lots along 3600 West — noting that what had been an agricultural frontage was being converted to residential use — but acknowledged the application was vested under prior law and that the outcome was an improvement over leaving the open space parcel undeveloped.

Staff confirmed that right-of-way improvements on 3600 West would be required as part of this application.

Commissioner Lindsey moved to grant preliminary approval of LVR061526, the Riverbend Farms Phase 1 Amendment 1 Subdivision, based on all review agency requirements and the conditions listed in the staff report, consistent with the findings that the proposed subdivision conforms to the Weber County General Plan and complies with applicable county code and zoning ordinances.

Commissioner McCormick suggested the Commission hear from the applicant, Lacy Richards. Ms. Richards clarified that the developer plans to pursue phases 3 and 4 closer to the Weber River, which might offer more opportunities for connectivity along the river corridor. Additionally, when asked about potential linkages, she acknowledged that the current open space configuration could benefit from a trail easement across agricultural space to connect trail segments pending further development.

Commissioner Clontz seconded the motion. Commissioners Clontz, Lindsey, McCormick, and Chair Favero voted aye. (Motion carried on a vote of 4-0). Commissioner Wichern and Vice Chair Neville were not present when this vote was taken.

3. Public Comment for Items not on the Agenda:

There were no public comments.

4. Remarks from Planning Commissioners:

There were no additional remarks from Commissioners.

5. Planning Director Report:

There were no remarks from the Planning Director or Planning staff.

6. Remarks from Legal Counsel:

There were no remarks from Legal Counsel.

The meeting adjourned to Work Session at 7:01 p.m.

WS1: Discussion regarding a proposed rezone on Wagstaff property in West Weber.

Lacy Richards, representing Nilson Homes, presented a preliminary concept regarding a proposed rezone of approximately 86 acres of Wagstaff family property located near 3600 West and 400 South in West Weber — informally described as approximately one quarter mile west of the Riverbend Farms area. The family, following a death in the family last fall, elected to pursue development of the property. She indicated the intent is a straightforward rezone to R1-15, consistent with the General Plan's designation for the area, with no attached housing, no lots smaller than the 6,000 square feet permitted by the zone, and density at or below 2.9 units per acre. She noted that sewer service would be brought in via a deep trunk line running through the property rather than requiring connection to the Heritage development's lift station to the north.

Road connectivity was discussed in some detail among the Commission and Ms. Richards, including the need to plan for improvements to 3600 West, 4300 West, and 400 South as development proceeds, and the potential for future connectivity to surrounding parcels. Staff indicated that the project's development agreement would include standard provisions, with potential trail and open space elements being coordinated with the Park District.

The Commission offered general support for the concept, noting the scale of the property (86 acres) as a meaningful planning opportunity compared to smaller, fragmented parcels. Commissioners and staff briefly discussed water conservation and landscaping approaches, including the trade-offs of xeriscape versus conventional turf, noting that while xeriscape significantly reduces outdoor water use, the upfront cost is substantially higher and may not yet be cost-effective for this type of development. Ms. Richards indicated they continue to encourage water-wise landscaping design where feasible.

No formal action was taken during the work session. Ms. Richards indicated they would return with a formal application once the concept plan is finalized.

The Work Session adjourned at 7:23 p.m.

Respectfully Submitted,

Weber County Planning Commission



Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: **GPA2025-03** A public hearing on a request to amend the Weber County General Plan to include elements from the Ogden Valley General plan for areas outside of the Ogden Valley City Incorporation area.

Agenda Date: Tuesday, August 11, 2026

Applicant: Weber County Planning Staff

File Numbers: GPA 2025-03

Report Author: Felix Lleverino
fleverino@webercountyutah.gov
(801) 399-8767

Applicable Ordinances

§ 101-1-8 – Amendments to Code
§ 102-2-4 – Powers and Duties of the Planning Commission

Legislative Decisions

The decision on these items is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The Weber County Planning Staff presents this report to inform the Planning Commission on details regarding the amendment of the Weber County General Plan. Following the incorporation of the Ogden Valley City, the remaining land that lies within the Powder Mountain Resort and the Snowbasin Resort is zoned as Destination, Recreation, and Resort, abbreviated as the DRR-1 zone. Other areas that are not included in the Ogden Valley City Incorporation are zoned Forest FR-1, FR-3, FV-3, F-5, F-10, and F-40. The intended purpose of the various forest zones is to preserve the naturalistic environment for the natural habitat of wildlife and open lands, while the purpose of the DRR-1 zone is for recreational opportunities in a high mountain rural alpine setting for resorts that are dedicated to preserving open space.

Staff has identified content, in the form of text and maps, within the Ogden Valley General Plan that will be included, with the Weber County General Plan, to inform the Weber County administrative and legislative bodies about the long-term goals and objectives of the mountainous portions of the unincorporated Weber County.

A planning commission work session discussion was held on January 6. In that meeting, the planning commission expressed interest in going forward with the General Plan Amendment.

Staff is recommending approval of the General Plan Amendment.

Policy Analysis

An analysis of the Ogden Valley General Plan is complete. The planning staff has selected portions that will be included with the Weber County General Plan. Please refer to the attachment to see the parts selected from the Ogden Valley General Plan that could be brought into the Weber County General Plan. The version attached to this report is near completion with the potential to be further refined with recommendations from the Planning commission, Planning Staff and the County Commissioners.

Changes to the general plan should not conflict with the primary vision of the plan. That vision is:

While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community. ¹

Staff Recommendation

Staff recommends that the Planning Commission consider the General Plan Amendment request and offer staff feedback for additional consideration, if any. Alternatively, when/if the Planning Commission is comfortable with the proposal, a positive recommendation should be passed to the County Commission.

Planning Commission Model Motion

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

Motion for positive recommendation **as-is**:

I move we forward a positive recommendation to the County Commission for File # GPA2025-03, a planning staff-driven application to amend the Weber County General Plan to import text and maps from the Ogden Valley General Plan that pertain to the lands outside of the Ogden Valley City Incorporation boundary.

I do so with the following findings:

Example findings:

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

Motion for positive recommendation **with changes**:

I move we forward a positive recommendation to the County Commission for File # GPA2025-03, a planning staff-driven application to amend the Weber County General Plan to import text and maps from the Ogden Valley General Plan that pertain to the lands outside of the Ogden Valley City Incorporation boundary, **but with the following additional edits and corrections**:

Example of ways to format a motion with changes:

1. *Example: Extend the mixed residential to all four sides of the 3500 West 1800 South intersection.*
2. *Example: Amend staff's consideration item # []. It should instead read: [_____ desired edits here _____].*
3. *Etc.*

I do so with the following findings:

Example findings:

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

Motion to recommend **denial**:

I move we forward a negative recommendation to the County Commission for File # GPA2025-03, a planning staff-driven application to amend the Weber County General Plan to import text and maps from the Ogden Valley General Plan that pertain to the lands outside of the Ogden Valley City Incorporation boundary. **I do so with the following findings**:

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- *[_____ add any other desired findings here _____].*

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Ogden Canyon

Ogden Canyon is the route for State Route 39 from Ogden to **the forested areas of** Weber County. 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

The Brick Kilns is Identified as an historical and cultural resource that is ~~an~~ important **to the** County-~~objective~~. 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.

~~Historic areas within Ogden Canyon contributes to the overall character of the study area and can offer guidance for future development.~~

Goals, Principals and Implementation

Dark Sky Preservation Goal 1: A goal of Weber County is to protect the night sky in order to preserve Weber County'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 West1 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.

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.

Land Use

Present and Future Conditions

Weber County 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.

Most of the open lands in Weber County are the hillsides and forests of the surrounding mountains.

SR-39 through Ogden Canyon is designated as a Utah Scenic Byway from I-15 to Monte Cristo.

The total land area of unincorporated Weber County as of February 2026 is 298,862.05 acres.

• ~~FV-3 = 111.11ac~~

• ~~FR-1 = 1,272.4ac~~

• ~~FR-3 = 47.8ac~~

• ~~F-5 = 7,137.31ac~~

• ~~F-10 = 9,006.1ac~~

• ~~F-40 = 157,072.13ac~~

Zone	Acres	Percent
Forest	174,646.85	58.4%
Destination Recreation, Resort	10,646.00	3.6%
Shoreline	31,336.00	10.5%
Commercial	154.50	0.1%

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.

Map 4, Map 5 next two pages

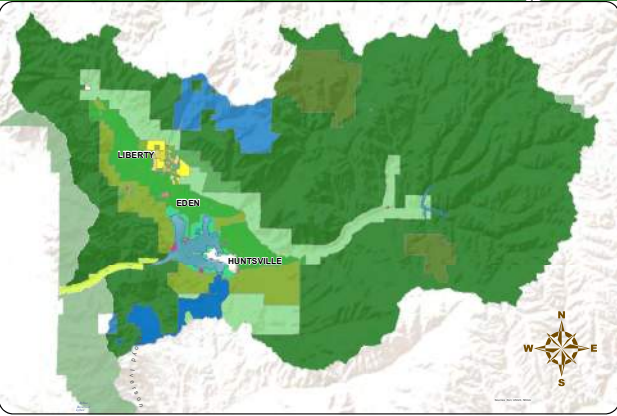
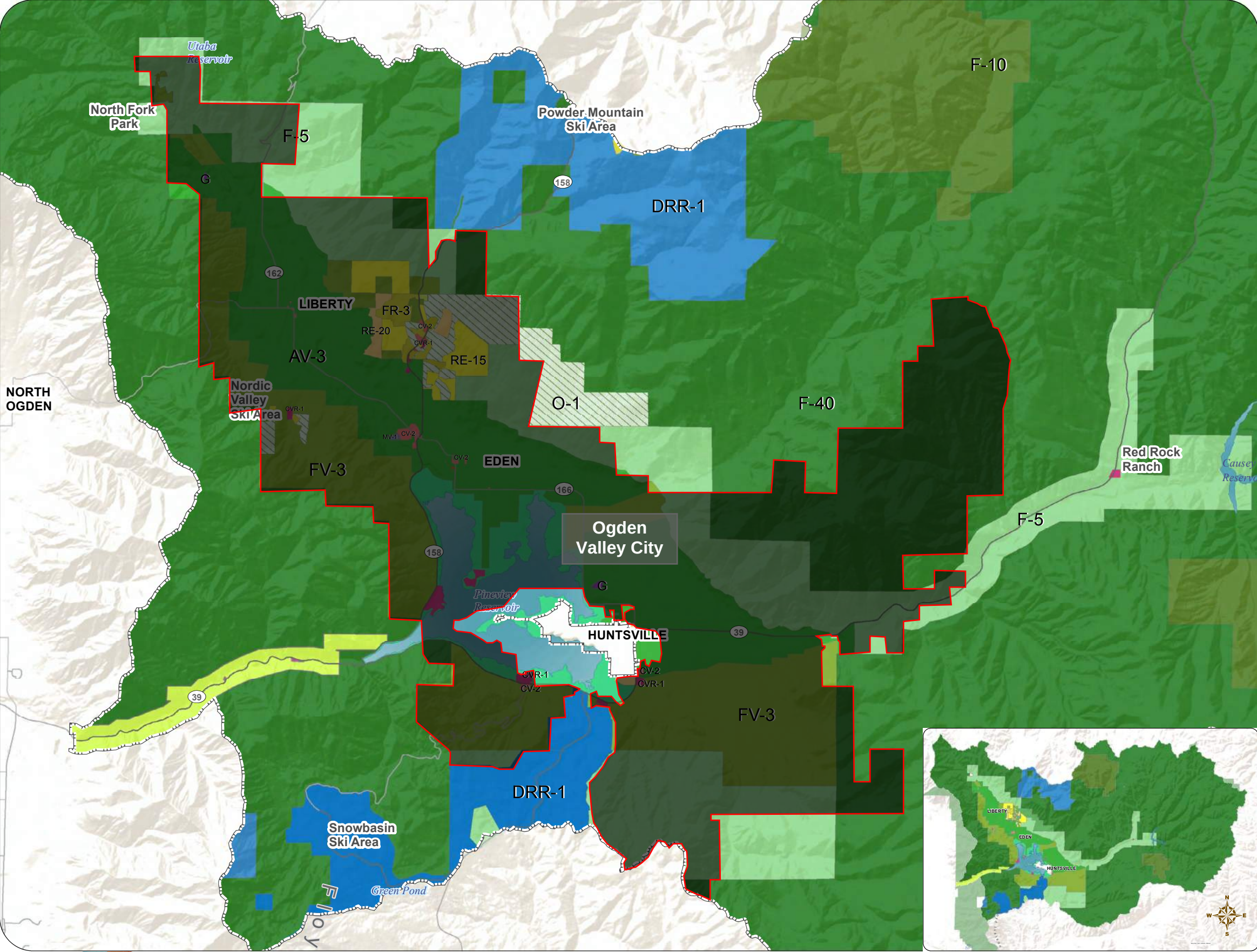
MAP 4: OGDEN VALLEY CURRENT ZONING MAP

Legend

- Ogden Valley Boundary
- Lakes
- Transportation
 - Highway
 - Major road
 - Collector

Zoning

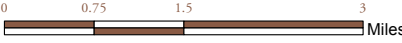
- G, Gravel
- CVR-1, Comm Valley Resort Rec
- CV-1, Commercial Valley
- CV-2, Commercial Valley
- DRR-1, Dest, Rec and Resort
- MV-1, Manuf Valley
- RE-15, Residential Estate
- RE-20, Residential Estate
- RMH 1-6, Manuf Home
- O-1, Open Space
- FR-3, Forest Residential
- FR-1, Forest Residential
- F-5, Forestry
- S-1, Shoreline
- FV-3, Forest Valley
- AV-3, Agriculture
- F-10, Forestry
- F-40



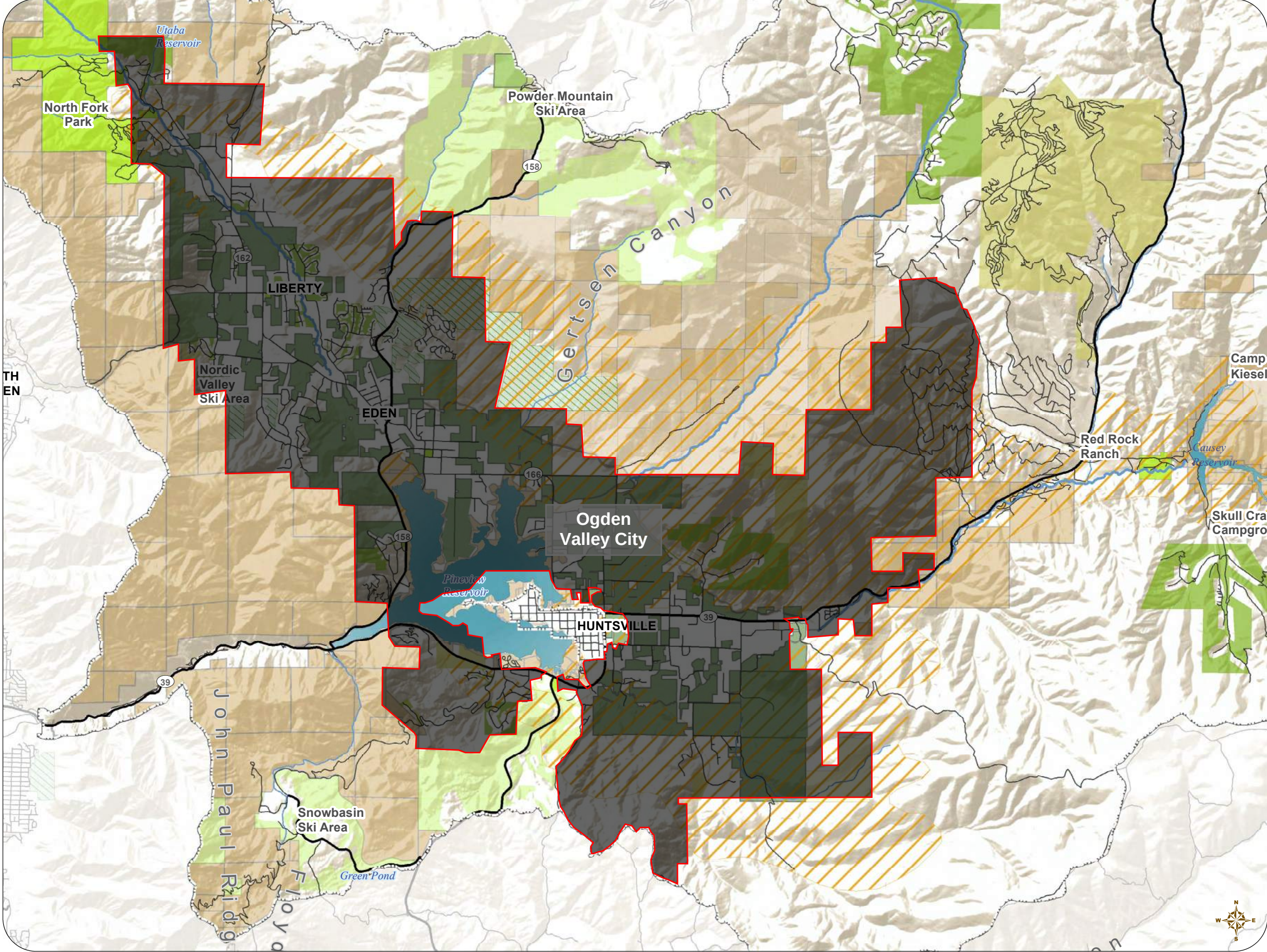
Source:
UDOT Open Data, Updated on September 9, 2014
Accessed on October 7, 2014
Weber County
USGS Open Data



Ogden Valley Zoning



MAP 5: OGDEN VALLEY OPEN LANDS



Legend

- Ogden Valley Boundary
- Lakes
- Weber County Parks
- State Route
- Local Road

Crucial Wildlife Habitats

- Crucial Wildlife Habitats
- Stream protected by 100' Buffer
- Stream protected by 50' Buffer

Generally Open Lands

- Agricultural and Open Lands*
- O-1 Open Space
- 3rd Party Conservation Easement
- Development Agreement Open Space
- Cluster Subdivision Open Space

Public Lands

- United States of America
- State of Utah
- State of Utah (SITLA)

* Open land includes parcels designated as Greenbelt and over 10 acres in the AV-3 and FV-3 Zones. The Monastery and Stringtown Road were also included, as they are significant open spaces important for preservation.

Source:
Logan Simpson
UDOT Open Data, Updated on September 9, 2014
Accessed on October 7, 2014
Weber County
USGS Open Data



Open Lands

0 0.75 1.5 3 Miles

Goals, Principles, and Implementation

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

Land Use Principle 1.5: Encourage new development to locate in areas where water and sewer service could be provided by a sewer system.

In addition to the number of new housing units, the demographics of the new residents are an important consideration for future planning in Weber County, 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.

Recreational properties affect Weber County during different times of the year, such as popular vacation times, holidays, and special events, when Weber County population swells temporarily. One of the benefits of recreational properties to the county, however, is that second homes pay property taxes based on their full market value. Residents have expressed concern that many second homes in Weber County are being taxed at the reduced primary residence rate rather than at full taxable valuation, depriving the county and other taxing entities of property tax revenues.

Most of the housing units in Weber County 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 Weber County'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 Weber County and stay throughout their life, as desired by current Weber County residents.

Weber County's resort areas 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 Weber County.

Ultimately, the economy will determine the types of housing products that the Weber County market will support, but a move toward resort medium to large single family residential and master planned communities development housing is anticipated. ~~Weber County 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 Weber County.

Goals, Principles, and Implementation

Residential Development Goal 1: A goal of Weber County 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 Weber County.

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

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 Weber County. ~~Require one development unit for each authorized ADU.~~

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

Moderate-Income Housing Goal 1: A goal of Weber County is to support affordable homeownership and rental housing opportunities in Weber County, 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 Housing Principle 1.2: Maintain the quality of existing single-family housing stock in Weber County.

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 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.

Commercial Development

Mining in the Weber County 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 existing land uses in many areas of the Weber County planning area.

Map 8 next page

MAP 8: COMMERCIAL LOCATIONS/VILLAGE AREAS

Legend

 Ogden Valley Boundary

 Lakes

 Parks

Roads

 State Route

 Local Road

2015 Zoning/Master Planned Areas

 CV-1, Commercial Valley

 CV-2, Commercial Valley

 CVR-1, Commercial Resort

 MV-1, Manufacturing

 DRR-1, Resort

 Resort Master Planned Comm/Mixed-Use**

Future Planning

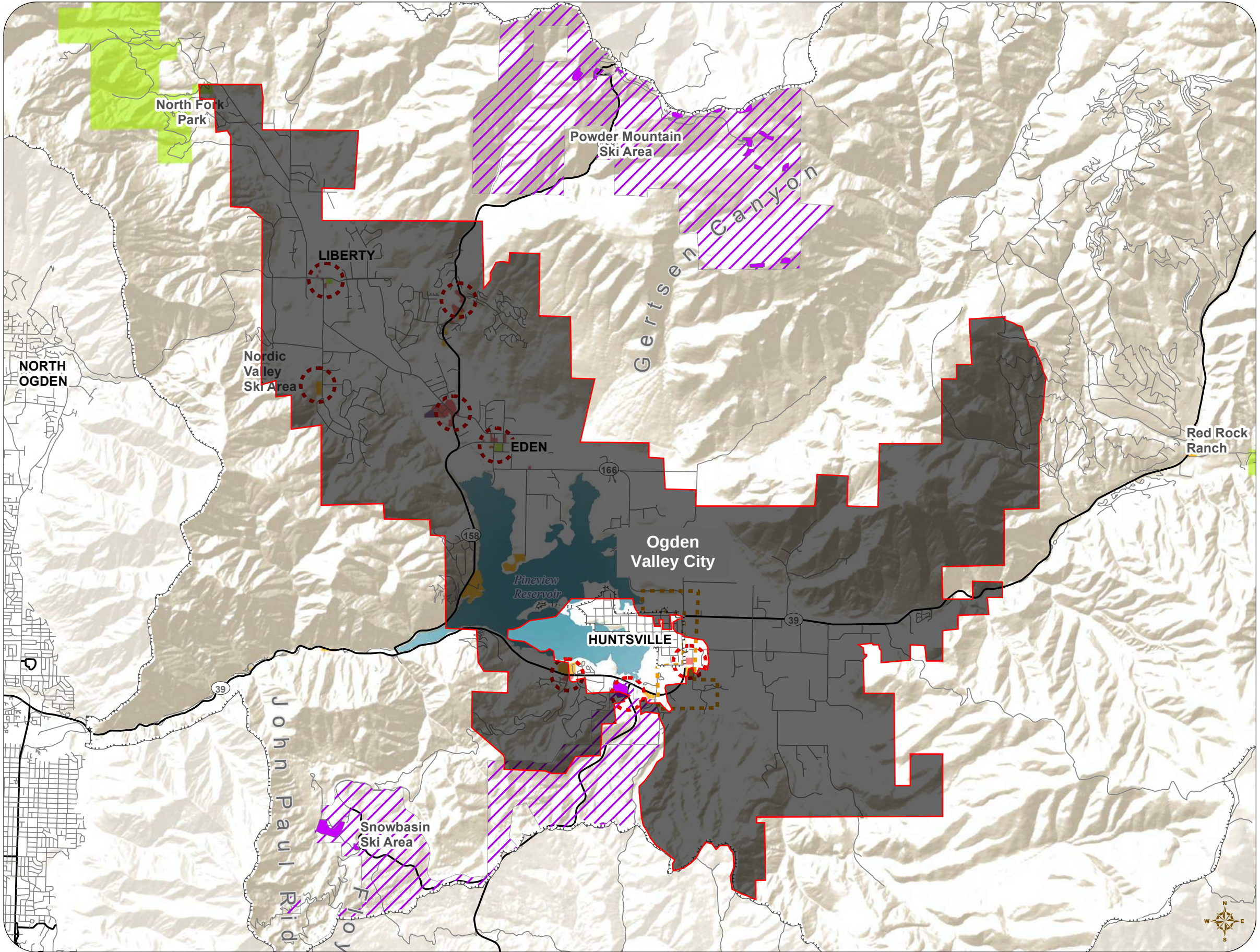
 Village Area*

 Huntsville Annexation Area

* The village areas are shown as ¼ mile radius circles centered on each area. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

** Master Planned Commercial/Mixed-Use areas are for representative purposes only. See specific resort master plans for exact alignments.

Source:
Weber County
USGS Open Data
Accessed on September 2015



Commercial Locations & Village Areas

0 0.75 1.5 3 Miles

Goals, principles, and implementation

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

Commercial Development Principal 1.1: Avoid scattered and strip commercial and retail development patterns in Weber County.

~~**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.~~

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Commercial Development Goal 3: A goal of Weber County is to ensure that higher intensity uses, such as industrial and mining activities in the Weber County 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 Weber County.

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.

Transportation and Mobility

Vision: The Weber County 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 roads connect the communities together and the North Ogden Divide is also a county road. There are three main access points to Weber County 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 Weber County include Avon Divide and Monte Cristo (SR 39), which are both closed during the winter. Weber County'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). Weber County transportation network connects Weber County's one incorporated town, Huntsville, with the five unincorporated communities of East Huntsville, Eden, Liberty, Wolf Creek, and Nordic Valley.~~

Weber County 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 Weber County, along with visitation to the recreation spots of Weber County. This level of traffic to, from, and around Weber County, 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.

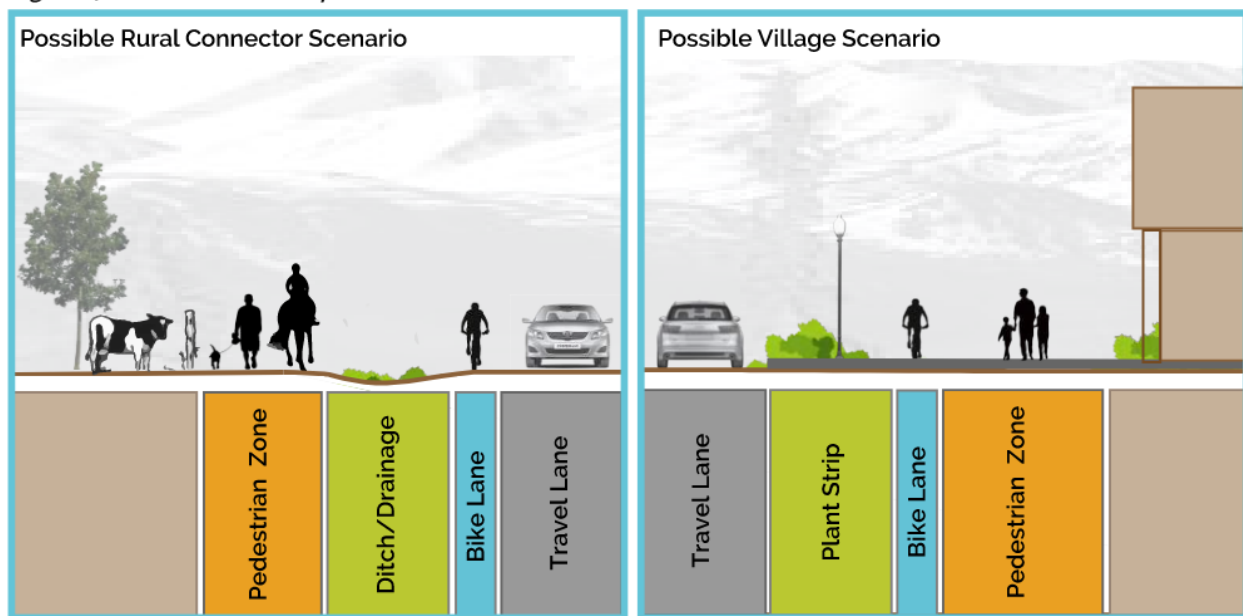
Streetscape Design and Rural Character

The form of the existing transportation network and the design of transportation facilities play a role in the identity and character of Weber County. There are no stoplights, no four lane roads, and only one fourway stop sign in Weber County. Residents prefer the rural character of roadways in Weber County, 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

Weber County. Although the desire to maintain Weber County's character is important, so is the desire for a safe, efficient, and well-maintained transportation system to serve residents and visitors.

Valley-Weber County residents would like to see more consistency in the design of public structures and facilities. Weber County'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-Weber County 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 Weber County Valley areas and to enhance safety. Residents support maintaining a 106-foot paved shoulder on all major roadways.

Figure 4: Possible Streetscape Scenarios



Access

Emergency access to the mountainous regions of Weber County 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 Weber County, 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 Weber County 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. Weber County~~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 Weber County. Specifically, sidewalk and bike connections should be made between destination areas and neighborhoods.



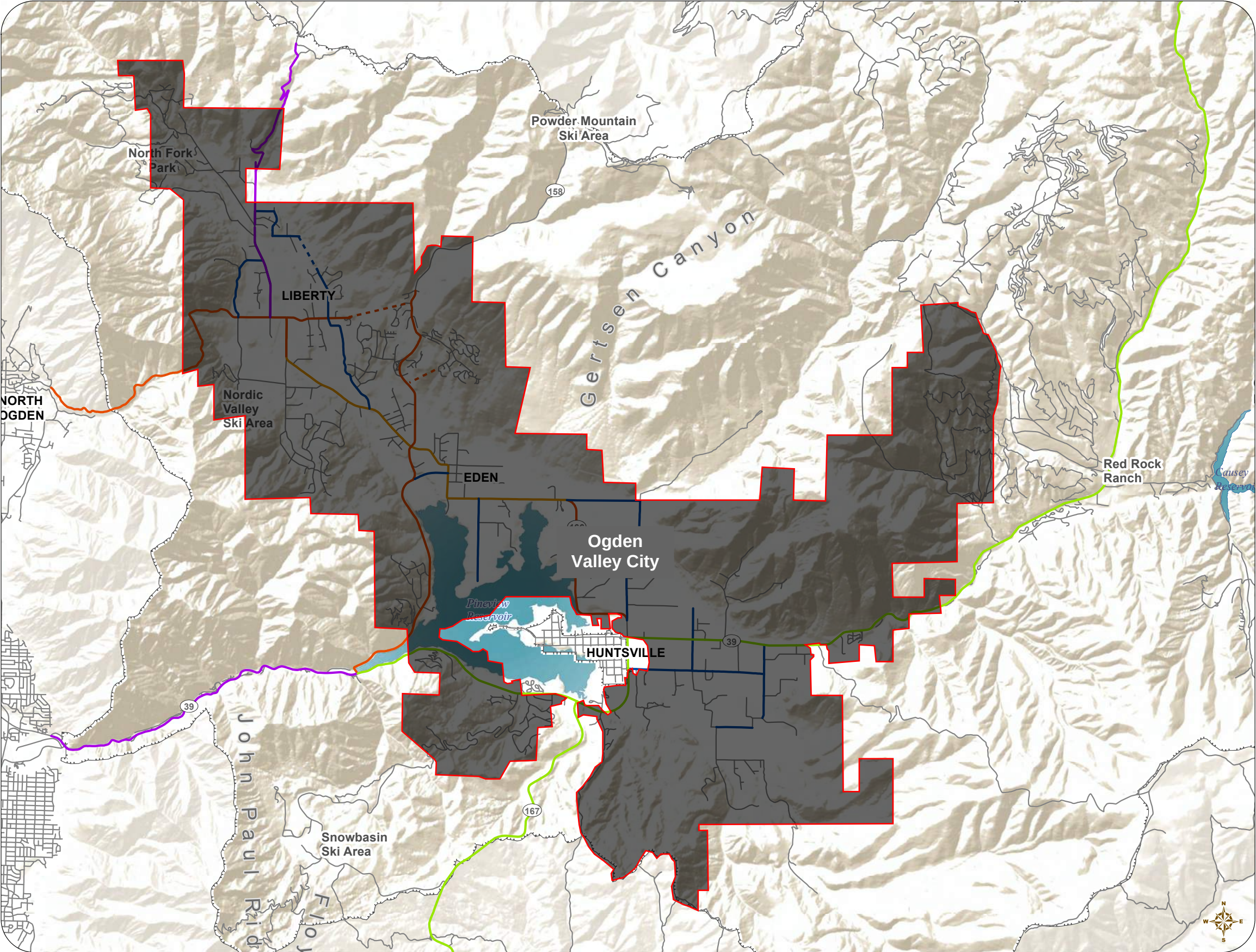
image Credit: <http://travelingtroy.com/wp-content/uploads/2012/08/Walk-from-Indian-Trail-on-Ogden-Canyon-Rd.jpg>

Transportation Planning

The main access points to Weber County 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.~~

Map 9, and Map 10 next two pages

MAP 9: OGDEN VALLEY STREETS AND ROADS



Legend

- Ogden Valley Boundary
- Lakes
- Local Roads
- Minor Collector, 66'
- Proposed Minor Collector, 66'
- Minor Arterial, 66'
- Collector, 80'
- Proposed Collector, 80'
- Rural Major Collector, 100'
- Arterial, 100'

* The roads indicated on this map as "proposed" with dashed lines are not decided alignments. They are only representative of future road-network connections.

Source:
UDOT Open Data, Updated on September 9, 2014
Accessed on October 7, 2014
Weber County
USGS Open Data



Streets and Roads



MAP 10: OGDEN VALLEY ACTIVE TRANSPORTATION

Legend

- Ogden Valley Boundary
- Lakes
- Trailhead
- Proposed Trailhead
- State Route
- Local Road
- Existing Recreation Trail
- Proposed Recreation Trail

Active Transportation

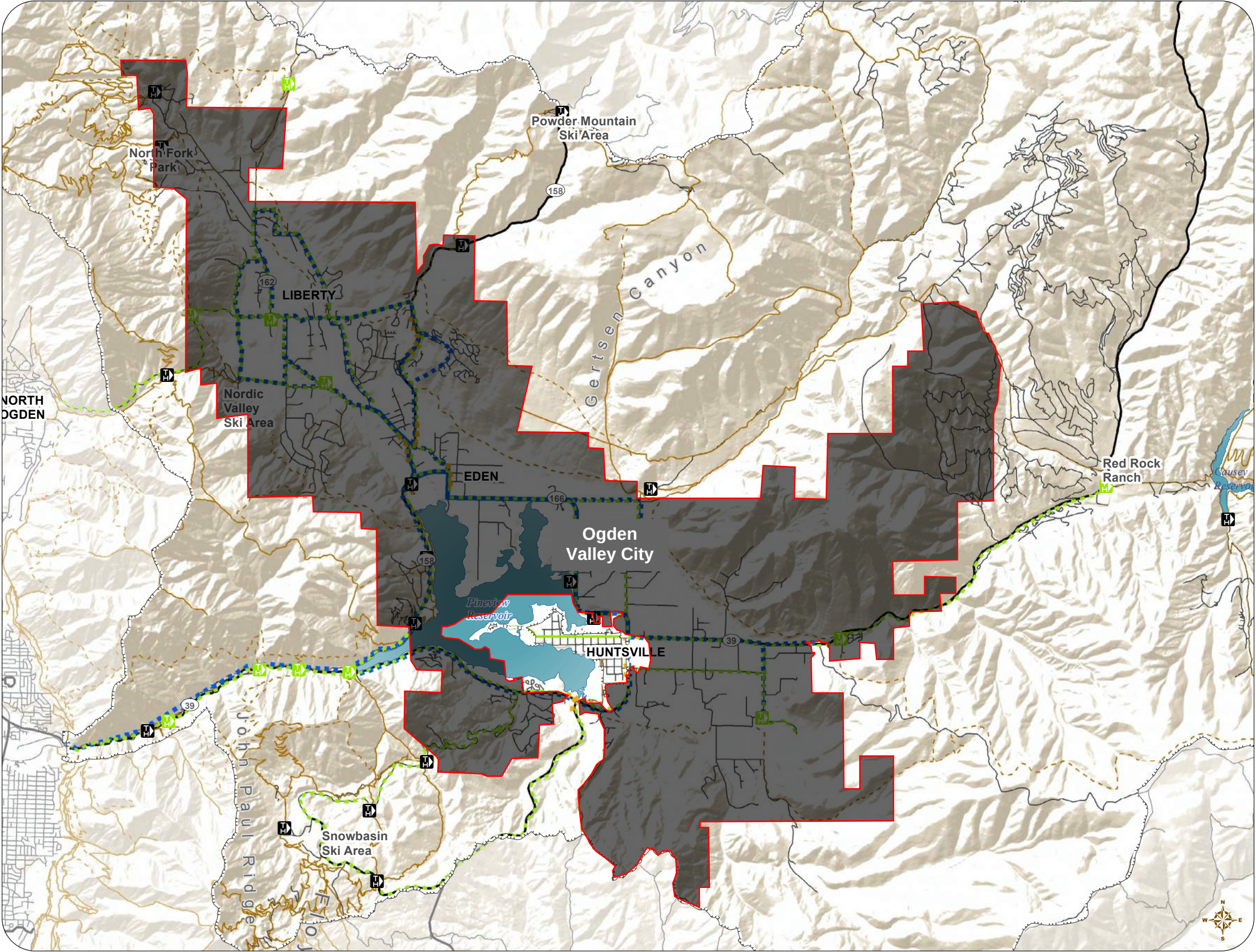
- Proposed Category 1: Cycle Track with Barrier or Proposed Category 2: Buffered Bike Lane
- Existing Category 2: Bike Lane
- Proposed Category 2: Bike Lane
- Proposed Multiuse Pathway
- Existing Multiuse Pathway

Note: When considering active transportation and recreation routes, also view the Ogden Valley General Plan Recreation Map. The Recreation Map shows recreational trails.

* The routes indicated on this map as "proposed" with dashed lines are not decided alignments. They are only representative of future connections.

Categories refer to NACTO classifications. Refer to the Ogden Valley General Plan Study for additional information.

Source:
UDOT Open Data, Updated on September 9, 2014
Accessed on October 7, 2014
Weber County
USGS Open Data



Active Transportation

0 0.75 1.5 3 Miles

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 Weber County as an integral part of Weber County's transportation system.

Transportation Implementation 1.3.1: Pursue opportunities to create active transportation infrastructure in a well-planned system throughout Weber County 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 1.3.5: Encourage bicycle friendly signage throughout the planning area.

Transportation Principle 1.4: Support development of regularly scheduled public transit into and out of Weber County.

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 Weber County 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 Weber County.

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

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

Transportation Implementation 2.1.1: Review UDOT's long-range plan for Weber County and develop a response outlining the preferences of County 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 Weber County, 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 Weber County and encourage the use of Trappers Loop.

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

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

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

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 highway cross section designs, including support for village road design and active transportation.

Utilities and Public Services

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

~~Outside the corporate limits of Huntsville, r~~Residents of Weber County rely on individual ~~water and~~ sewer systems and on private companies and special-use districts to develop, operate, and maintain most of Weber County'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. 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 Weber County are within the Weber School District.

Electric Power

Weber County neither owns nor operates power-generating facilities, nor does the County distribute electric power. Rocky Mountain Power provides this service in Weber County. Rocky Mountain Power owns and operates a high-voltage transmission line in the northern part of Weber County, 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 Weber County's viewsheds.

Public Safety

The Weber County Sheriff has a precinct office near West Haven City~~Huntsville~~ which provides public-safety patrol in Weber County. 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 Western Weber County~~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 Weber County are good, but they are concerned that increases in Valley population and additional development in remote areas of Weber County 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 to remain flexible and allow for different construction materials to be used in order to accommodate for the lower fire flow rates in some areas of Weber County~~Ogden Valley~~. Building and fire codes have accommodations for these alternative construction materials and types.

Commer

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.

Goals, Principles, and Implementation

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

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

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, etc.

Utilities and Public Services Goal 2: A goal of 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.

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

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

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

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 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 Weber County,

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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 Weber County is to improve public safety in Weber County.

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 Weber County 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.

Map 11 next page

MAP 11: OGDEN VALLEY RECREATION

Legend

- Ogden Valley Boundary
- Lakes
- Parks
- State Route
- Local Road
- Proposed Trailhead
- Trailhead
- Public Lands
 - USA
 - State of Utah
- Weber County Zoning
 - O-1 Open Space
 - DRR-1
- Ski Areas

Recreational Trails

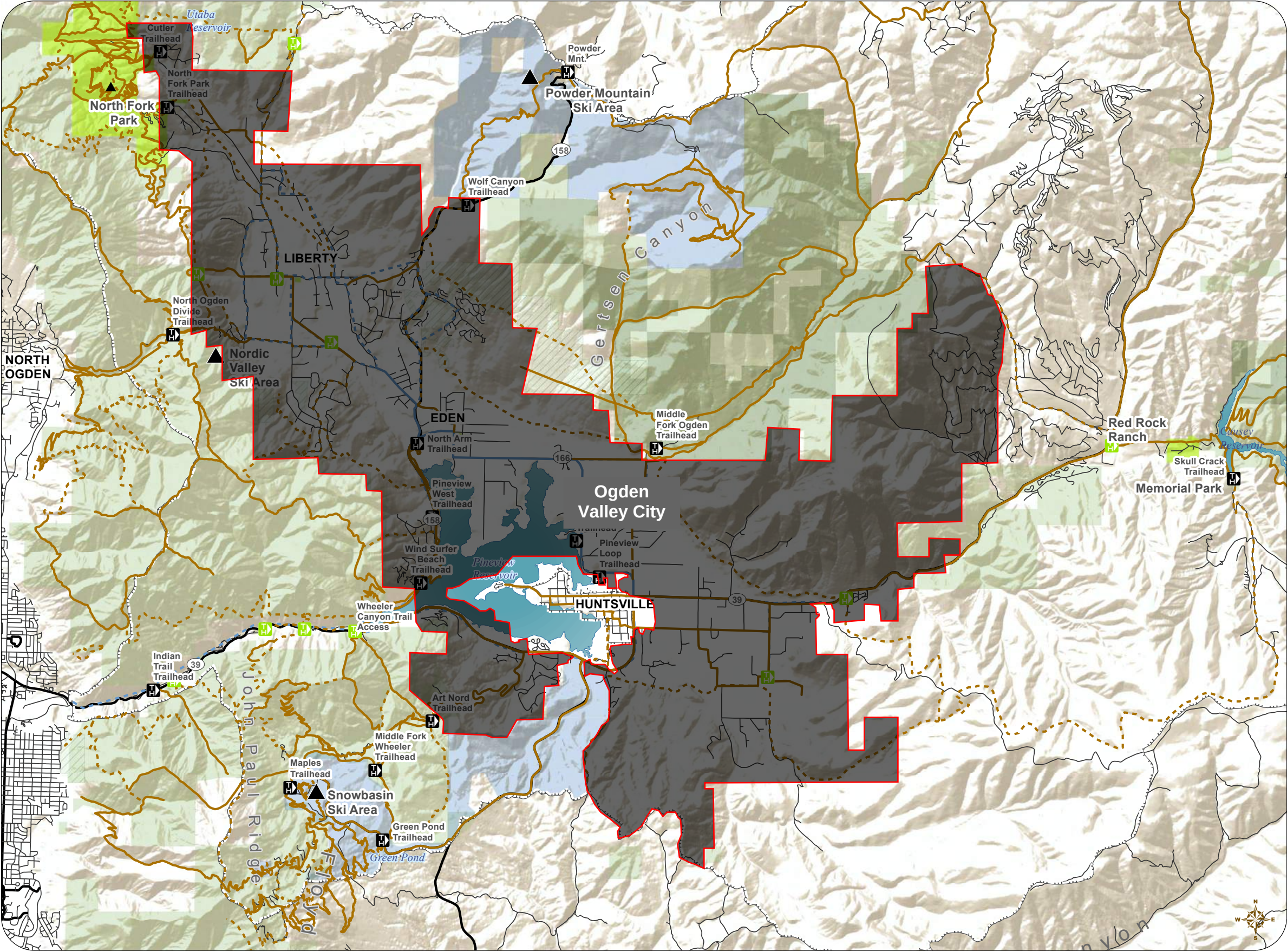
- Proposed
- Existing

Active Transportation

- Proposed Multiuse Pathway
- Existing Multiuse Pathway

Note: When considering recreation routes, also view the Ogden Valley General Plan Active Transportation Map.

Source:
UDOT Open Data, Updated on September 9, 2014
Accessed on October 7, 2014
Weber County
USGS Open Data



Recreation



Parks and Recreation

Goals, principles, and implementation

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

Parks and Recreation Principle 1.2: 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 1.2.2: 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: Weber County should consider revising its Capital Facilities Plan to incorporate needed facilities and improvements to County-owned parks. Chapter 3 of the 2005 Weber County Recreation Element provides a baseline of recreation needs.

Parks and Recreation Implementation 1.2.4: 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 Principle 1.3: Weber County will pursue parking solutions along roadways throughout Weber County 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: Weber County should consider revising its Capital Facilities Plan to incorporate needed parking facilities along County roadways. Weber County 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 Weber County is to pursue Valley recreation expansion by working with resort developers.

Parks and Recreation Principle 2.1: Weber County will continue to pursue recreational development opportunities with existing and future recreation resorts in the Weber County 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, 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 Weber County is to develop a context appropriate Valleycounty-wide pathway and trail network with pathways that connect individual neighborhoods or subdivisions to the greater active transportation and non-motorized recreational trail network¹.

Parks and Recreation Principle 3.1: Weber County will pursue adequate recreational trail improvements in Weber County. The County 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 3.1.2: 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 3.1.4: 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

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

Parks and Recreation Implementation 3.1.6: 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.

Resource Management

Vision: The Weber County community desires responsible and sustainable growth while conserving the natural and social character of Weber County. With this vision, ~~Weber County in~~ Weber County 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.

The focus of HB 219 is on 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 forest areas of the 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 Weber County 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 efforts¹. 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 address management issues or opportunities." 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."

Weber County Culture and Rural Character

The defining attributes of Weber County 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 Weber County ~~and the mountain valley setting of the planning area are distinctive and are~~ is 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 Weber County the Valley is changing, it is important ~~to Valley residents and businesses~~ that the core elements that make Weber County what it is be preserved.

Approximately 25% of the land area of the Weber County 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.

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 Weber County 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 Weber County 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 Weber County planning area.

Mining, Mineral Resources and Energy Resources

The mineral resources of the Weber County 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 Weber County 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 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 Weber County 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 Weber County. There are presently two hydro-power generators in Weber County, 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 Weber County 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 Weber County planning area.

Forest Management

Forest lands within the Weber County 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 Weber County 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 Weber County 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.

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 Weber County 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 Weber County planning area.

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

Wildlife Resources

The presence and abundance of wildlife in the Weber County 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 Weber County floor farmlands, riparian corridors and water bodies. All of the Weber County planning area except Weber County 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.

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.

Socio-Economic Resources

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

Historical and cultural

The Weber County 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 Weber County’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 Weber County 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 Weber County 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 Weber County 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 Weber County’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 Weber County 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 Weber County 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.

MEMO

Date: August 11, 2026

To: Weber County Planning Commission

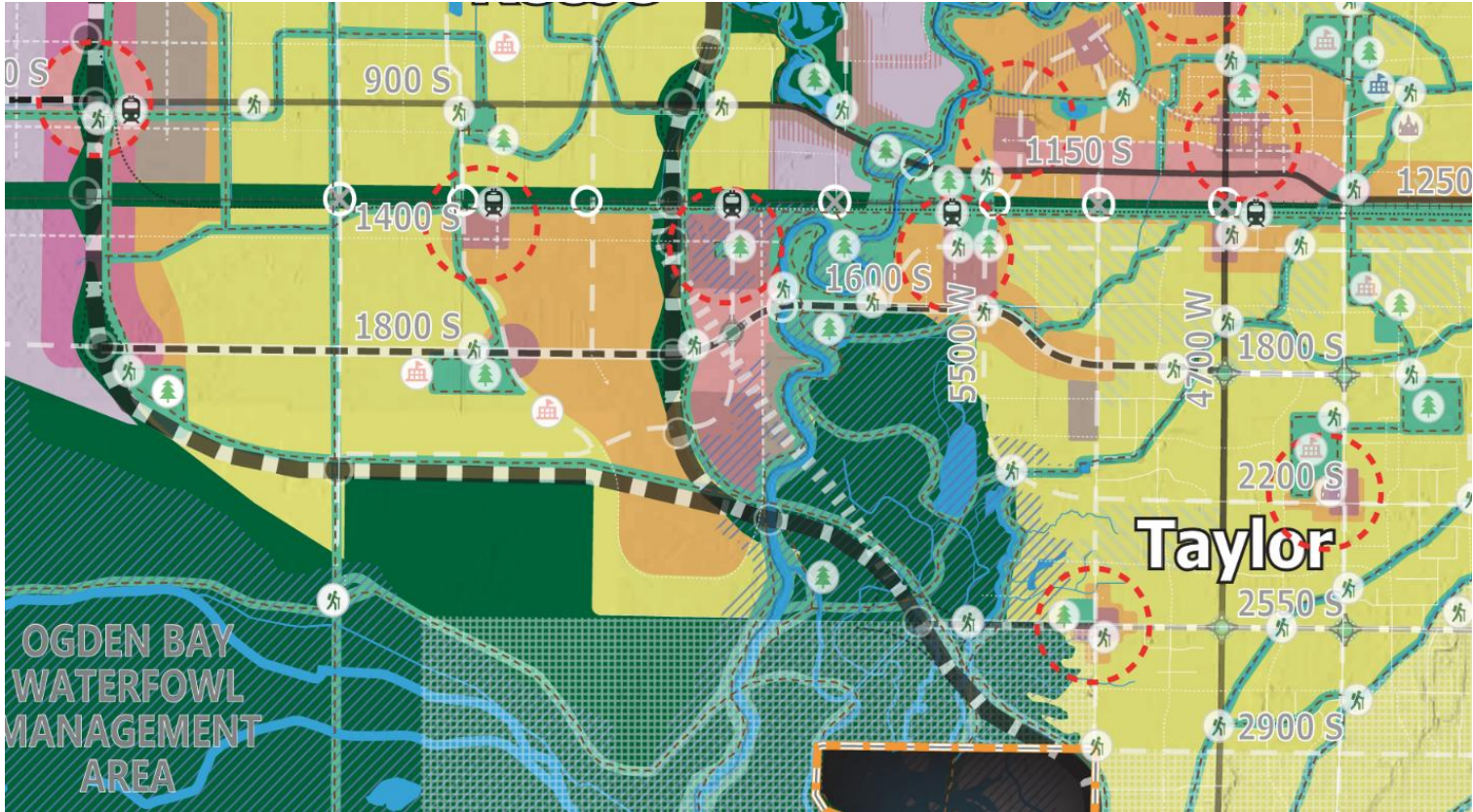
From: Charlie Ewert/Tammy Aydelotte

With the incorporation of new city in the Ogden Valley area, it has become necessary to include the unincorporated Ogden Valley Area in a consolidated single general plan document. The following is a summary of proposed changes/edits to the Western Weber General Plan:

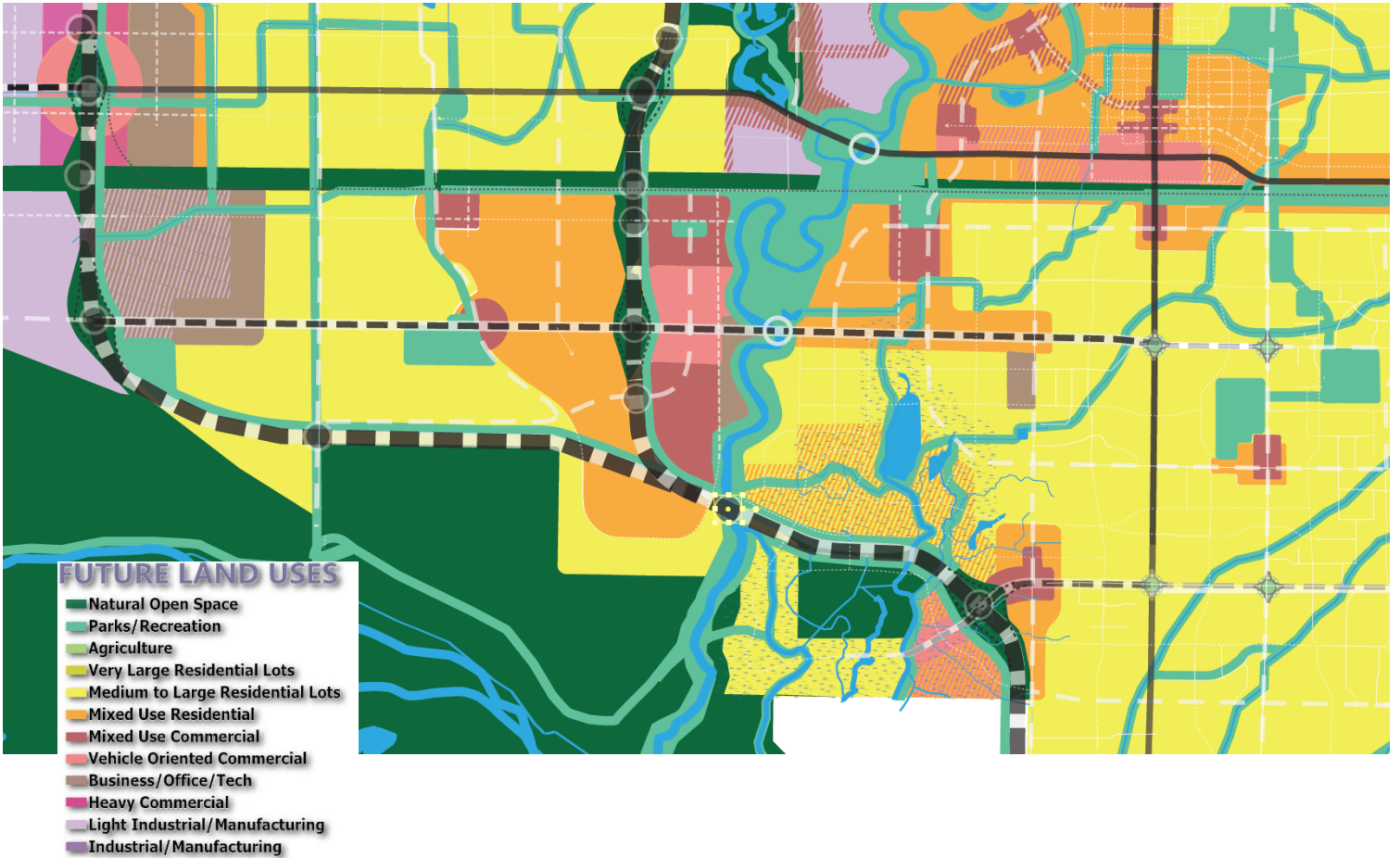
- Change the name of the Western Weber General Plan to Unincorporated Weber County General Plan, as well as updating references to 'Western Weber'.
- Include the Ogden Canyon area and unincorporated areas of Ogden Valley (referred to in the proposed document as the Unincorporated Ogden Valley Planning Area).
- Update maps specific to the West Central Weber Planning Area, to:
 - Modify future uses along the east side of the Weber River, west of 5100 west, to enable residential development and to adjust the 2550 South and 5100 West village area, and to plan for a potential future county fairgrounds area.
 - Adjust future street layouts to reflect recently approved conceptual development plans.
 - Modify future uses south of 900 south and west of 7500 west to better reflect the recently created port boundaries.
 - Adjust future uses and street layout of the West Weber Village area to reflect recent updates to the FB Zone's street regulating plan, and to update residential land use potential along 12th street.
 - To provide modifications and alignments to better reflect real-world conditions.

The county planning staff is proposing these edits as they may be useful in guiding long-term goals shared by the unincorporated weber county residents and the various stakeholders who reside and work within Weber County. The proposed edits account for recent patterns of development, and the need to update certain elements to coincide with more up-to-date needs and desires of the Unincorporated Weber County population. These proposed changes may be useful for a time until the County is prepared to conduct a comprehensive Weber County General Plan Update.

EXISTING (2024) FUTURE LAND USE MAP (AFFECTED AREA ZOOM)



DRAFT (2026) FUTURE LAND USE MAP (AFFECTED AREA ZOOM)



PROPOSED MAP AMENDMENTS ANNOTATED

