



WEBER COUNTY PLANNING COMMISSION MEETING

MEETING AGENDA

September 8, 2026

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



- Pledge of Allegiance:
- Roll Call:

1. **Minutes:** August 4, 2026

2. **Administrative:**

2.1 CUP2026-07: Request for conditional use approval for outdoor storage on a site with the proposed following uses/structures: sandblasting, painting and powder coating. Project area is located at 9501 W 900 S, Ogden, UT 84404 in the M-3 Zone.

Staff Presenter: Tammy Aydelotte

2.2 ZDA2026-04: Request to approve a modified concept development plan for Area B– The Ridge area - in the Recorded Development Agreement for Powder Mountain.

Staff Presenter: Tammy Aydelotte

2.3 ZDA2026-05: Request to approve a modified concept development plan for Area C– Earl’s Village area - in the Recorded Development Agreement for Powder Mountain.

Staff Presenter: Tammy Aydelotte

3. **Legislative**

3.1 GPA2026-01: A public hearing on a request to consolidate the Consolidated Weber County General Plan and relevant sections/elements of the Ogden Valley General Plan as they relate to the Ogden Canyon and East Weber areas of Unincorporated Weber County.

Staff Presenter: Tammy Aydelotte

3.2 ZTA2026-05: A public hearing to amend certain provisions of Weber County Code related to Code Enforcement such that “inoperable or abandoned vessels” may be taken into consideration;

Staff Presenter: Tammy Aydelotte

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

5. **Remarks from Planning Commissioners:**

6. **Planning Director Report:**

7. **Remarks from Legal Counsel:**

Adjourn to Work Session

WS1: West Creek Proposed R-3 Rezone and General Plan Amendment of 30 acres, located at 6150 West 900 South , Parcel 10-35-0072 with Pat Burns.

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

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 Work Session of the Weber County Planning Commission for August 4, 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: Rick Grover, Planning Director; Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

WS1. Wagstaff North Proposed R1-15 Rezone and Development Agreement with Shane Douglas

Applicant Shane Douglas presented a conceptual overview of a proposed R1-15 rezone for a 150-acre parcel in Western Weber County. The application is at an early stage, with Mr. Douglass indicating that the primary request at this time is for the rezone itself, with further planning details to be developed afterward. A concept plan was shared, showing general development areas, open space, and a preliminary road network.

Lacy Richards, representing Nilson Homes, which holds an adjacent parcel to the south, was invited to speak given the interconnected nature of the two projects. Ms. Richards confirmed that Nilson Homes had coordinated with Mr. Douglass on road connections and trail alignments, and that Nilson's adjacent development was planned at a similar density of approximately 2.9 units per acre. She noted that both projects shared an interest in park and trail connectivity and that Nilson Homes had been in communication with the Weber County Parks District regarding those elements.

Commission discussion focused on the level of detail the Commission expected to see when the application returns for a formal hearing. Commissioner Wichern expressed that the rezone stage is the Commission's primary opportunity to ensure that General Plan requirements — including parks, trail connections, and road connectivity — are secured, and that she would want more specificity than the current concept plan provided, particularly regarding open space treatment and internal road layout. Vice Chair Neville noted that the road connections and road layout as shown appeared generally favorable, but sought clarification on the property's access to 4300 West.

Principal Planner Charlie Ewert advised the applicant that the Commission would require at least one road intersection every 800 feet and suggested the concept plan distinguish between mandatory road alignments and more flexible internal road locations. Mr. Ewert also raised the question of whether single-family attached product types might be appropriate, particularly along collector road frontages. The Commission indicated openness to townhomes or attached product as long as density remained consistent with the General Plan and the design quality was appropriate for the community context. Mr. Ewert highlighted the importance of the future 400 South collector road alignment through or adjacent to the property, noting that a coordinated approach with neighboring properties — including the Wagstaff parcel and an adjacent property submitted by another applicant — would help avoid a "chicken and egg" situation with future road construction. He strongly favored having the 400 South alignment run through the middle of the development with buildings facing the road, rather than being reserved as a half-width corridor along a property line.

The Commission directed the applicant to return with a more detailed concept plan that, while not necessarily showing individual lot layouts, should clearly illustrate development areas, open space, trail and road connections, and the relationship to the 400 South corridor. The development agreement was identified as the appropriate mechanism to lock in the key details. No formal action was taken.

WS2. Riverbend Rezone and Bitton/Herrick Open Space and Amenities Discussion with Nilson Homes

Ms. Richards of Nilson Homes presented an update on the Riverbend Phases 3 and 4 rezone proposal, together with a discussion of open space dedication and park amenity obligations related to the associated Bitton/Herrick subdivision. Ms. Richards reported that Nilson Homes had met with all neighboring property owners it could reach. Key outcomes of those meetings included:

- **Albert Property:** The adjacent Albert property owners requested that a road stub or recorded easement be provided through the open space parcel being dedicated to the county, so they could eventually obtain a second access point to their property. Nilson Homes indicated agreement with this approach.
- **Hansen Property:** The property owners to the south (Kent and Kathy Hansen) requested that the through-road connecting north to south be designed without excessive stops and turns, and that the road stub accessing their property be fenced to prevent trespass. Both requests were agreeable to Nilson Homes.
- **Hart Family:** The Hart family, whose property adjoins the subdivision, expressed understandable reluctance about having a subdivision developed adjacent to them. Nilson Homes discussed road connectivity options with them, and the Harts expressed a preference for the southern road connection option shown on the plan.

Ms. Richards then described three open space parcels — totaling approximately 20 acres along and near the Weber River — which Nilson Homes proposes to deed to Weber County as part of the project. Mr. Ewert confirmed that the Parks District representative, Rod Peterson, had indicated this dedication is above and beyond what would be required for the number of lots proposed.

A substantial portion of the discussion centered on how Nilson Homes proposed to satisfy the park amenity obligation associated with the Bitton/Herrick subdivision. Rather than paying a cash fee per door as contemplated in the existing Bitton/Herrick development agreement, Nilson Homes proposed to install physical improvements — including a picnic shelter, playground equipment, and sidewalks — in a small existing parkway area within the earlier phases of the Riverbend development, with the intent of making this a publicly accessible neighborhood park.

Commissioner Wichern raised concerns that the proposed parkway parcel was too small and too limited in public accessibility to justify serving as the park improvement. She noted there would be no public parking, that it would primarily benefit only immediate neighbors, and that the scale of improvements relative to the land area did not represent the best use of the available funds. She and Chair Favero both expressed a preference for directing improvement dollars to the larger open space parcels being dedicated along the river, where a proper trailhead with parking, restrooms, and a pavilion could be developed and made accessible to a broader public.

Ms. Richards indicated that Nilson Homes was open to redirecting improvements to the lower river parcels and noted that the company would prefer to have amenities built and in use sooner rather than accumulating cash reserves for a future project. She indicated a willingness to cooperate with the Parks District on potential grant applications to improve the dedicated land. The Commission generally supported this direction, with Chair Favero emphasizing that it was a matter for the developer and the Parks District to work through together before returning to the Commission with a formal proposal.

Vice Chair Neville acknowledged the generosity of the 20-acre open space dedication and expressed a desire for that contribution to be appropriately recognized in the process. A question arose regarding whether an amendment to the existing Bitton/Herrick development agreement — to substitute in-kind improvements for the cash park fee — would require a Planning Commission public hearing. Staff indicated that the change would require a public hearing and suggested that the amendment be packaged together with the Riverbend Phases 3 and 4 development agreement, so that the Commission and the public could review all related obligations in a single proceeding. The Commission expressed support for this approach. No formal action was taken, and the item is expected to return as a public hearing.

Chair Favero then invited public input.

Rod Herrick expressed concern about the incremental expansion of the Riverbend project into land previously understood to be agricultural, the allocation of secondary irrigation water as development proceeds, and the condition and capacity of roads in the area, specifically 3600 West and 400 South. He requested that the Commission give serious consideration to water supply and road infrastructure before approving additional development.

Gene Atkinson, a former Planning Commission member, urged the Commission to take a broad view of Western Weber County's road network, noting that natural barriers — including the river, railroad, canals, and wetlands — significantly constrain traffic circulation. He asked that the Commission apply rigorous attention to road planning with every future decision.

Ms. Herrick (no first name provided) raised a concern regarding water quality in the slough running through the area. She noted that prior testing had revealed significant bacterial contamination and suggested that trails and public access near the slough be reconsidered in light of potential health concerns, or that the slough be piped at a minimum.

Commissioner Wichern responded to the water concern, noting that residential development statistically uses less water than agricultural uses and that all developments are required to demonstrate adequate water supply before approval. Mr. Ewert addressed the road concerns, outlining a series of planned road improvements in the area, including the eventual reconstruction of 3600 West, improvements along 900 South tied to the nearby school, and the potential realignment of 400 South in coordination with the Wagstaff and adjacent developments. He acknowledged the incremental nature of road improvements and the challenge of funding them through development contributions.

Chair Favero addressed the public comments by emphasizing the challenges and responsibilities the Commission faces. He noted that the Commission operates within the codes and provisions set out for them and is committed to managing developments to benefit the community. Chair Favero highlighted the perception that the Commission is often blamed for development issues, yet the drive for development comes from landowners themselves, as property owners exercise their rights to develop or sell their land. He expressed frustration with the criticism directed at the Commission, pointing out that its members are volunteers committed to making informed decisions within the constraints they operate under. Chair Favero concluded by acknowledging the potential for development to occur with or without the Commission's involvement, urging a respectful understanding of the Commission's role in the process.

Commissioner Wichern supported Ms. Herrick's comments about the need to address the slough in the area and agreed that trails and parks near the slough may not be appropriate.

WS2: General Plan Amendment Review and Follow-up

Principal Planner Charlie Ewert presented a work-in-progress overview of proposed amendments to the Western Weber General Plan in advance of a noticed public hearing scheduled for the following week. He acknowledged the document was not yet in final polished form but noted that scheduling the hearing would allow for early public engagement. Mr. Ewert indicated the Commission could choose to continue the hearing an additional month if needed after the hearing. Four primary topics were discussed:

- **4700 West / 12th Street Area Land Use**

Mr. Ewert presented two versions of the future land use map for the area around 4700 West and 12th Street, noting that the current adopted plan shows a mixed-use commercial footprint significantly larger than what was recently approved in the Street Regulating Plan. He recommended reducing the commercial footprint to reflect the smaller scale envisioned under the regulating plan — roughly half the scale of Ogden's 25th Street corridor.

Discussion focused on the appropriate balance between mixed-use commercial (red), vehicle-oriented commercial (purple), and mixed residential (orange) designations in the area. Commissioner Wichern expressed concern that there was too much purple (vehicle-oriented commercial) on the map and suggested that bringing orange (mixed residential) in on both sides of 12th Street — while preserving prime commercial designations at key intersections — would create a more cohesive environment and better support future commercial viability. The Commission generally agreed that the city center focus should be oriented around the 900 South area, which was considered more suitable for pedestrian-scale activity than the 12th Street corridor, given its scale and existing traffic characteristics.

A broader question arose about the timing and potential arrival of light rail along the existing railroad tracks, which could affect the highest and best use of land between 12th Street and the tracks. Mr. Ewert noted the general plan anticipates mass transit in that corridor. Former Planning Commissioner Gene (last name not provided) offered public comment during this portion, suggesting that any transit-oriented development designation in the area could face the same challenges seen near Ogden's intermodal hub, where existing residential development has impeded the realization of transit-oriented development.

The Commission directed Mr. Ewert to adjust the map to reduce the commercial footprint near 4700 West and 12th Street, bring orange mixed residential designations in on both sides of the road in appropriate areas, and preserve vehicle-oriented commercial at key intersections.

- Western Area — Port Boundary Transition

Mr. Ewert presented a revised approach to the land use transition between residential uses and the inland port boundary in the far western portion of the county. Based on prior Commission feedback suggesting the transition buffer should be on the inside of the port boundary rather than outside, and should reflect office or light industrial uses rather than mixed residential, Mr. Ewert proposed extending a light manufacturing designation into an area that could also accommodate business or tech park uses, represented by a cross-hatch pattern. The Commission expressed support for this approach as providing a better transition than a hard edge between residential and heavy industrial uses.

- McFarland Property and 2550 South Area — Freeway Corridor and Land Use

Mr. Ewert presented a detailed discussion of the potential future freeway corridor west of 5100 West, referencing a UDOT alignment from 2009 that routes through state-owned property purchased under federal funds that would require congressional action to convert to highway use. He noted significant wetland constraints in portions of the corridor and presented an alternative alignment that curves around the state-owned parcels and wetland areas, resulting in fewer crossings of sensitive areas.

Mr. Ewert explained that UDOT's environmental review process requires identification of the least environmentally impactful corridor — not simply the most convenient — and that without a road already in place in the preferred alternative alignment, there is little incentive for UDOT to deviate from a more northerly route. He suggested that coordinated development by multiple property owners in the area, combined with a clear General Plan designation, could help position the western corridor as the preferred alternative when UDOT eventually conducts a formal study.

For the McFarland property specifically, Mr. Ewert proposed changing the land use designation from rural residential (green) to a cross-hatch of mixed residential (orange) and rural residential (yellow), reflecting both the development interest of the property owner and the Commission's desire not to set undue expectations. Commissioner Wichern raised concerns about the effect of an orange designation on land appraisals and landowner expectations, noting that general plans are referenced by appraisers for highest and best use determinations. After discussion, the Commission agreed that a cross-hatch pattern — indicating the area could be either yellow or orange depending on the proposal — was the appropriate approach, and directed Mr. Ewert to apply this treatment.

For lands north of the McFarland property, a representative of landowners in the area stated that all property owners in the broader area had been consulted and were supportive of the General Plan change, and that they were dissatisfied with a green (agricultural) designation that had been applied without their input. The Commission acknowledged this and directed that those northern parcels be shown as yellow (rural residential), with the understanding that individual proposals would still go through the full legislative review process. The Commission also directed that the 1800 South alignment be shown consistently across the map.

- Administrative and Housekeeping Items

Mr. Ewert noted that two public hearings are scheduled for the following week: one for the General Plan amendments discussed above, and a second to formally graft the Ogden Valley General Plan into the Weber County General Plan as an addendum. He noted that water conservation language already approved by both the Planning Commission and County Commissioners would also be incorporated. He further advised that staff is working to convert the General Plan from its current PDF format back to a Word document to facilitate future amendments, and that AI tools were being used to assist in standardizing terminology throughout the document — changing references from "Western Weber General Plan" to "Weber County Unincorporated Area General Plan."

No formal action was taken. The Commission expressed readiness to proceed to the public hearing the following week, with the understanding that a continuance would be available if needed.

In closing, Planning Director Grover also announced that the County Commission had approved a new Planner II position, partially restoring staffing capacity that had been reduced over the prior several years as the department managed workload changes associated with the Ogden Valley transition.

The meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Cassie Brown

Weber County Planning Commission



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number: CUP2026-07 - Request for conditional use approval for outdoor storage on a site with the proposed following uses/structures: sandblasting, painting and powder coating. Project area is located at 9501 W 900 S, Ogden, UT 84404 in the M-3 Zone.

Agenda Date: Wednesday, August 26, 2026

Applicant: Casey McKissen, Owner

Property Information

Approximate Address: 9501 W 900 S, Ogden, UT 84404

Project Area: Approximately 31.02 acres

Zoning: Manufacturing (M-3)

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 10-194-0002

Township, Range, Section: T6N, R3W Section 20 Qtr NE

Adjacent Land Use

North:	900 South St	South:	Southern Pacific Railroad
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter: **Tammy Aydelotte**
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101 Chapter 1 General Provisions, Section 7 Definitions
- Title 104 Chapter 21 (M-3 Zone)
- Title 108 Chapter 1 (Design Review)
- Title 108 Chapter 7 (Parking Lot Design and Maintenance)

Summary and Background

The applicant is requesting approval from the Land Use Authority for conditional use approval for outdoor storage on a site in the M-3 Zone that also contains a metal finishing business that provides industrial protective coatings (per the attached narrative). The project area is in the Silverline Industrial Park Subdivision (Lot 2). Any changes in use, or expansion of existing use require an amendment to this conditional use approval. Applicant is proposing outdoor storage of material/product on site as part of this application.

The building is design details see Exhibit A. A review of the site plan finds that the architectural drawings, and landscape plan display comply with applicable ordinance.

No business signage is proposed at this time.

The section below provides further analysis by staff for applicable topics from the conditional use permit and design review criteria.

Analysis

General Plan: The proposal furthers the goals and principals of the Western Weber General Plan by making site improvements to building architecture and landscaping.

Zoning: The subject property is located within the Manufacturing (M-3) Zone. The purpose of the M-3 Zone can be further described in LUC §104-21-1 as follows:

"The purpose of the Manufacturing (M-3) Zone is to provide for industrial uses related to the manufacturing, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included in this purpose."

****The M-3 Zone allows for a metal working shop (metal working, shaping, or assembling. Outdoor storage is listed as a conditional use in the M-3 Zone.**

Site Development Standards: The existing buildings on site appear to meet the minimum setbacks for the M-3 Zone (Front – 50', side – none, rear – none). There is no maximum height for structures in this zone. There is a maximum of 80% lot coverage. The site appears to be in compliance with this requirement. The site is approximately 31 acres.

Parking: Section 108-8-4 does not specify the number of parking spaces for manufacturing use. The applicant has indicated that customers rarely visit their site. Applicant has submitted 53 employees and 68 parking spaces on site.

Screening: Light office and warehousing does not require additional screening from neighboring properties specifically because the architectural and screening standards are not applicable in the M-3 zone under code section 108-2-3 (a) (3). There are no adjacent residential uses to this site. Any trash dumpsters shall be located in a place that is easily accessible and will be enclosed in a manner that is completely screened from the street or public view, per Weber County LUC 108-2-7. "...

1. *All trash dumpsters shall be completely screened from street or public view by a six foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials.*
2. *The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for positive drainage.*
3. *All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review and approval."*

Landscaping: This proposal includes a xeriscape plan consisting of rock and gravel. Given the location of this site, Planning would encourage any and all water-wise landscaping attempts.

Design Review: The planning director review of this proposal for general design, layout and appearance of the building remains orderly and harmonious with the surrounding vicinity. As part of this review, consideration of applicable matters based on the proposed use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- a) Considerations relating to traffic safety and traffic congestion.
- b) Considerations relating to outdoor advertising.
- c) Considerations relating to landscaping.
- d) Considerations relating to buildings and site layout.
- e) Considerations relating to utility easements, drainage, and other engineering questions.
- f) Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.

Review Agencies: The Weber County Engineering Department has posted conditional approval with the following requirements:

1. The County will need a 25' easement on both sides for the storm drain for a total of 50'.
2. We will also need some kind of access easement or agreement to access the storm drain.

The Fire District approval is conditioned upon the below requirements:

- Installation of the fire hydrants previously discussed and submitted with this application; and
- Compliance with any additional requirements imposed by the Building Official or Weber County.

The Planning Staff is recommending approval of this proposal.

Staff Recommendation

Staff recommends approval of Design Review Application CUP2026-07. This recommendation is conditioned upon all review agency requirements, and based on the following findings:

1. The proposal complies/can comply with applicable requirements from the M-3 zone.
2. The proposal demonstrates compliance with the applicable land use codes.

Exhibits

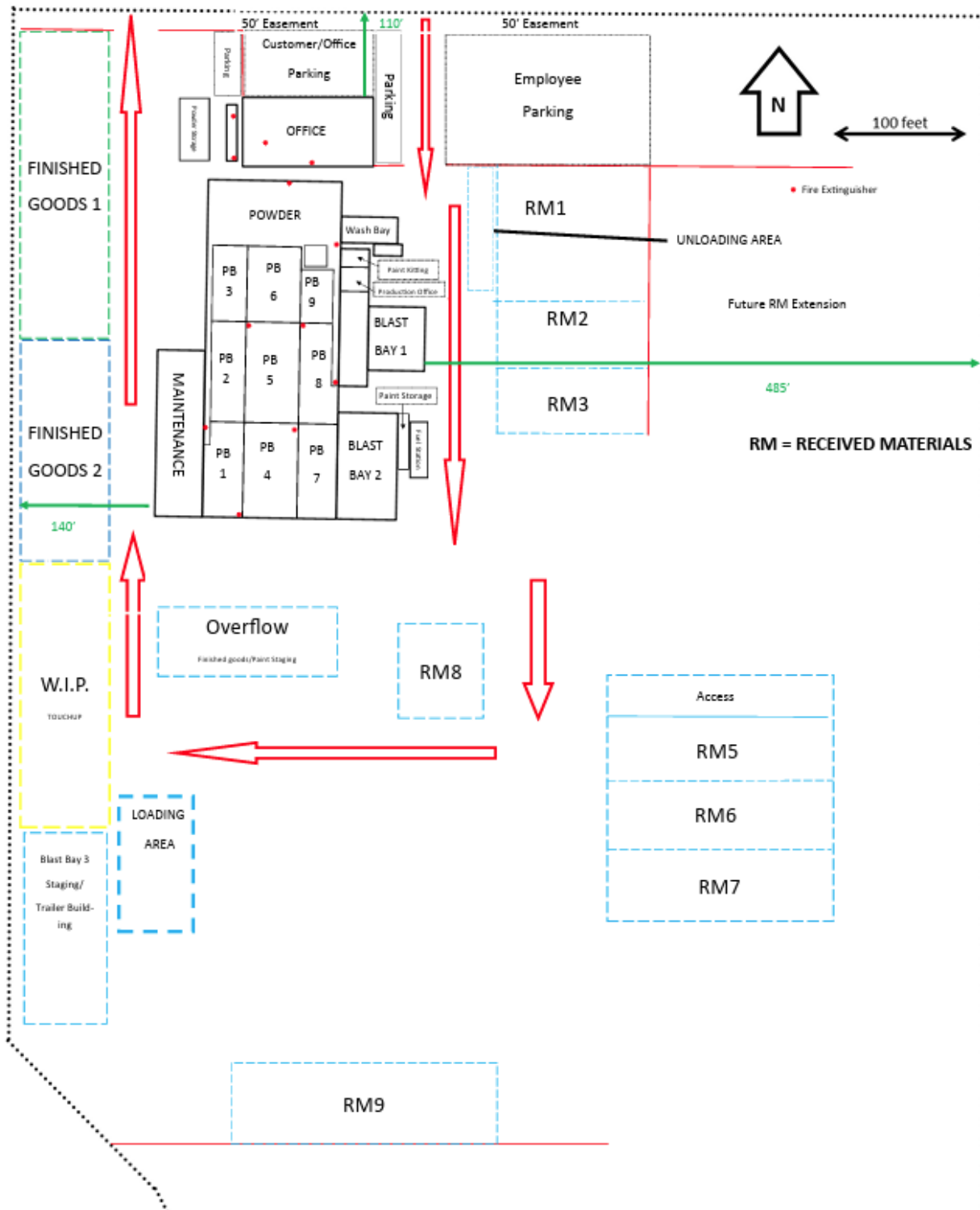
- A. Plans & Narrative
- B. Landscaping Plan

Map 1



Exhibit A – Plans & Narrative

SILVERLINE FINISHING SITE PLAN

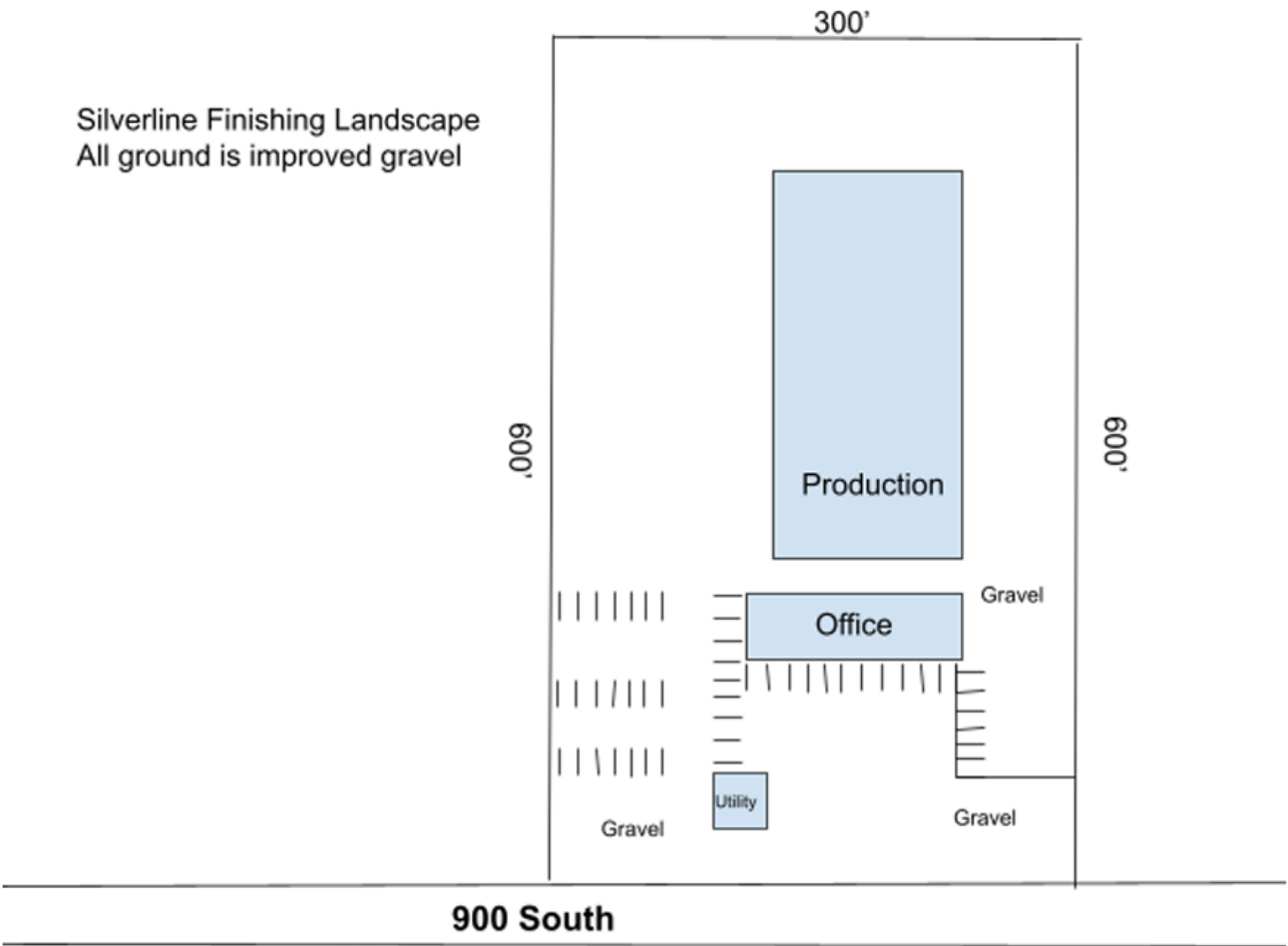


Silverline Finishing Narrative

Silverline Finishing provides industrial protective coatings. We specialize in abrasive blasting, protective coatings (wet paint), and powder coating.
We have 53 employees working on-site. Our address is 9501 W 900 S Ogden Utah 84404
Our hours of operation are M-F 6am to 11pm.
Customers rarely visit the site.
There are 68 parking spots in the designated parking areas on our property.
We operate in the existing buildings, no future building anticipated.

Exhibit B - Landscape Plan

Silverline Finishing Landscape
All ground is improved gravel



Silverline Finishing Project Schedule – Fire Hydrant Installation

Task / Milestone	Estimated Start Date	Estimated Completion Date
Project Mobilization & Site Preparation	October 20, 2026	October 22, 2026
Fire Hydrant Design and Layout Verification	October 20, 2026	October 29, 2026
Utility Locating and Permitting (if required)	October 25, 2026	November 3, 2026
Trenching and Excavation	November 4, 2026	November 24, 2026
Fire Hydrant and Water Main Installation	November 17, 2026	December 1, 2026
Testing, Inspection, and Adjustments	December 2, 2026	December 6, 2026
Backfill, Surface Restoration, and Cleanup	December 2, 2026	December 8, 2026
Final Inspection and Project Closeout	December 9, 2026	December 9, 2026

Key Milestones

- Project Start: October 20, 2026
- Design Complete: October 29, 2026
- Utility Locates/Permitting Complete: November 3, 2026
- Trenching Complete: November 24, 2026
- Fire Hydrants Installed: December 1, 2026
- Testing and Inspection Complete: December 6, 2026
- Final Project Completion: December 9, 2026

Overall Project Duration: October 20, 2026 – December 9, 2026

This schedule assumes normal site conditions, timely approvals, and no significant weather delays or unforeseen utility conflicts.

Water and Wastewater Utility Plan

Business Name: Silverline Finishing Inc.

Facility Address: 9501 W 900 S, Ogden, UT 84404

Primary Business Activity: Industrial manufacturing (abrasive blasting, industrial powder coating, and protective metal finishing).

1. Culinary Water Supply

- **Provider:** [Weber Basin Water Conservancy District](#).
- **Connection & Source:** Service is delivered via local [district](#) main pipelines feeding the industrial corridor.
- **Intended Use:** Culinary water is used strictly for domestic purposes, including employee restrooms, handwashing sinks, emergency eyewash stations, and drinking water.
- **Estimated Consumption: 900 gallons per day** (Calculated at a [standard](#) 15 gallons per day for 60 total employees).

2. Fire Suppression & Hydrant Supply

- **Provider:** West Warren Water.
- **Infrastructure:** Fire safety and emergency hydrant suppression loops servicing the exterior perimeter of the facility are tied into the West Warren regional distribution infrastructure to guarantee code-compliant pressure and volume.

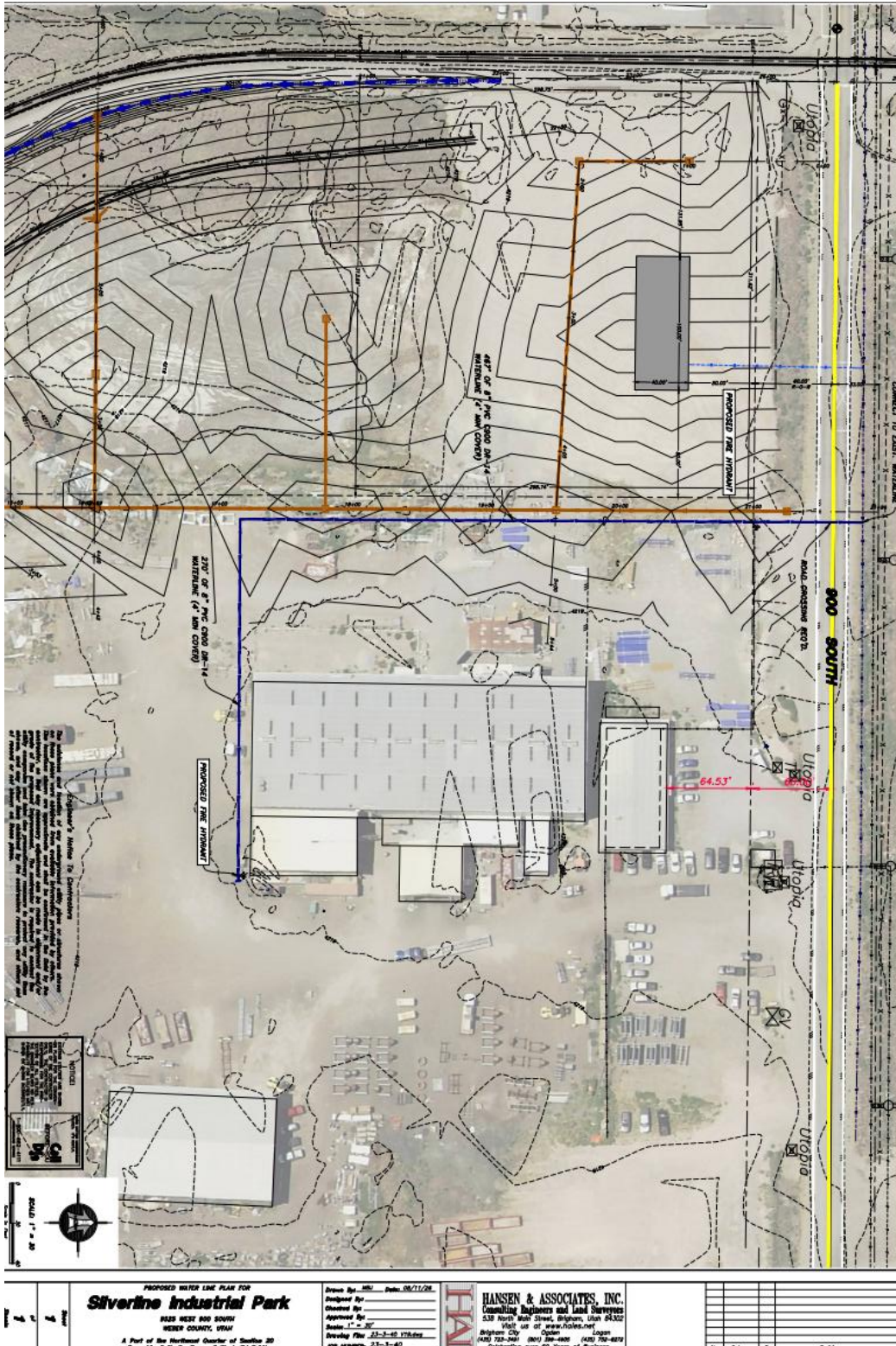
3. Wastewater and Sewage Disposal

- **Provider:** [Little Mountain Service Area / Sewer District](#).
- **Disposal Method:** All domestic graywater and blackwater from restrooms and breakrooms [drains](#) directly into the municipal sanitary collection lines connected to the Little Mountain system. No stormwater runoff or sump water is combined with the sanitary sewer system.
- **Estimated Discharge: 900 gallons per day** (Parallels domestic culinary intake).

4. Industrial Pre-Treatment & Liquid Waste Mitigation

- **Process Type:** Strictly Dry Process.
- **Mitigation Statement:** Silverline Finishing operates a dry abrasive blasting and powder coating line. The facility does not use liquid chemical wash bays or wet

chemical pre-treatments. As a result, **zero industrial or chemical wastewater** is generated, stored, or introduced into the sanitary sewer system. All waste materials are dry particulates collected via physical filtration and dust collection systems for safe disposal.





Staff Report for Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a modified concept development plan for Area B– The Ridge area - in the Recorded Development Agreement for Powder Mountain.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 08, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	ZDA 2026-04

Property Information

Approximate Address:	Summit Pass Road, Eden, UT, 84310
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Ski Resort/Resort Development
Proposed Land Use:	Ski Resort/Resort Development
Parcel ID:	23-012-0190, 23-129-0017, 23-120-0189, 23-129-0016, 23-129-0017
Township, Range, Section:	T7N, R1E, Section 1, T7N, Section 6

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

Applicant is requesting approval of minor changes to The Ridge Area B Concept Plan to allow for relocation of a future lift, realignment of some roadway, adding some specificity of residential uses in this area, and shifting some density within this area. Included in this revised concept plan is indicated density on the Cache County side, per approvals from Cache County. Weber County does not have a copy of Cache County approvals at this time.

The Land Use Authority can approve of minor and inconsequential changes to the concept area plan for this portion of the Powder Mountain Development (The Ridge Area – Area B), per the Second Amendment (**Exhibit B**) to the recorded development agreement for Summit Mountain Holding Group are slight and inconsequential.

The Second Amendment (**Exhibit B**) to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area A –Mid Mountain). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit **A** for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement,

“County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving

authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following statutory process for legislative amendments to a development agreement.”

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Additional design standards and requirements: This project is subject to a recorded Master Development Plan Document (recorded 1/14/2015).

Review Agencies: Weber County will continue to inquire as to plans related to a second access off the mountain, until at such time as the County deems a second access necessary. With accelerated development in this area, and potential development on the Cache County side of the mountain, Weber County may need to look more closely at the impacts on Powder Mountain Road.

Staff Recommendation – Minor Concept Area Plan Change

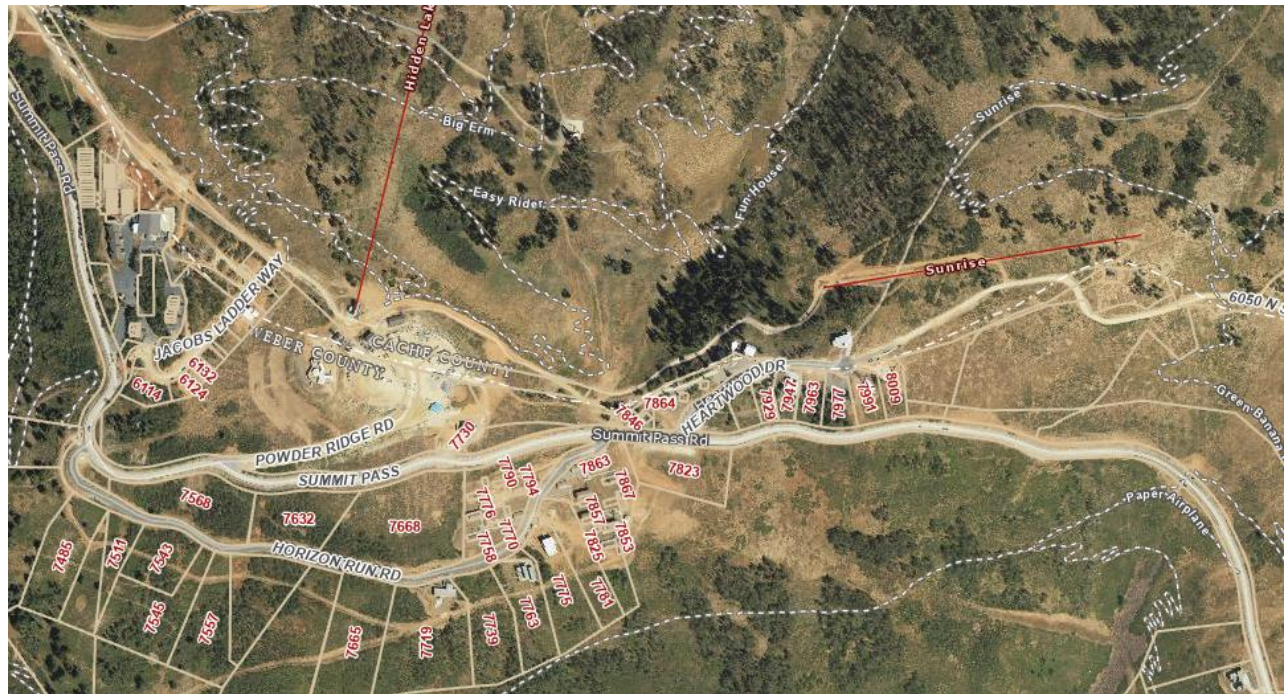
If the Planning Commission determines the proposed changes to be slight and inconsequential, staff would recommend approval of the proposed changes to the concept area plan for The Ridge (Area B), based on the findings below:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

Exhibits

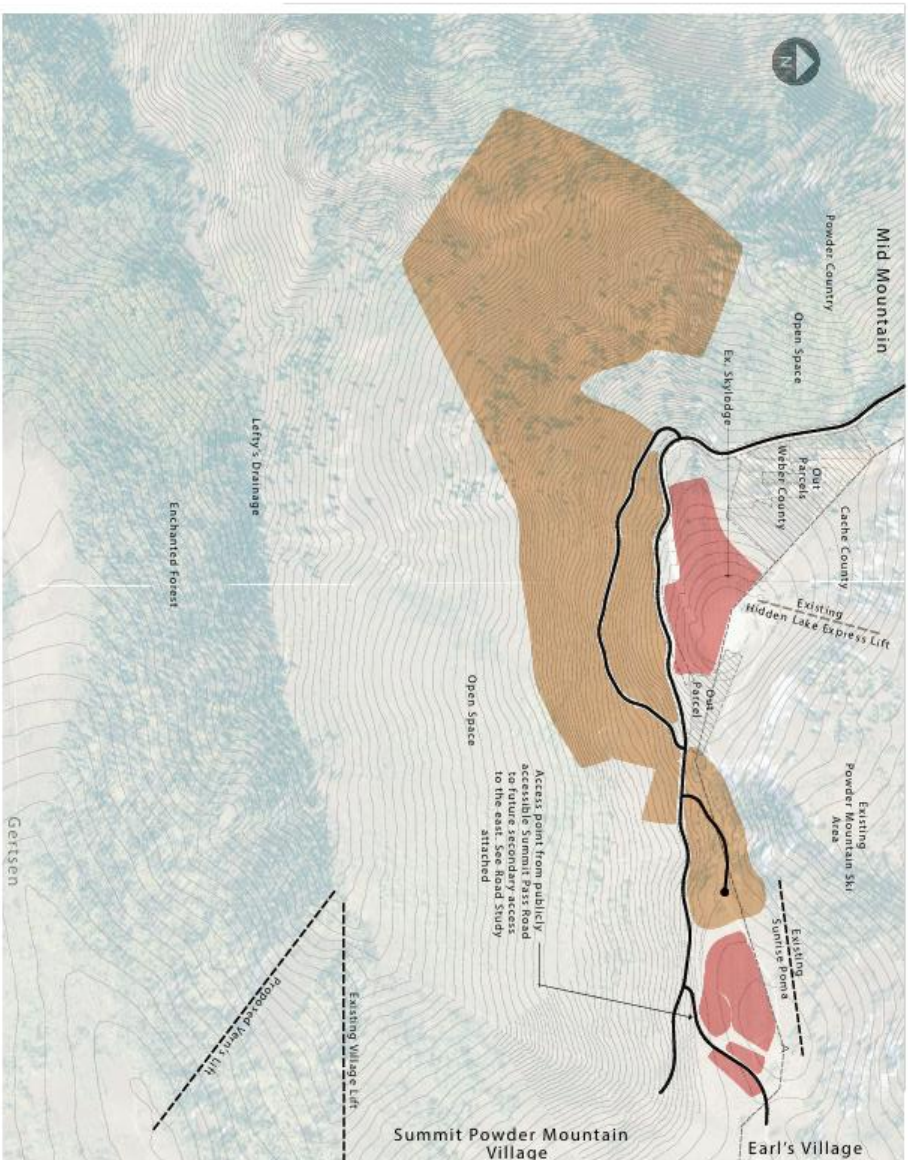
- A. Concept Area Plan Proposed Modifications
- B. Copy of 2nd Amendment to Recorded Development Agreement
- C. Notice of Approved Changes

Location Map 1



Concept Development Plan-Area B: The Ridge

The Ridge development area includes hotel and associated skier lodges/skier services as well as multi family units all centered around the "top of the mountain" and existing and proposed top lift terminals providing the classic Powder Mountain ski experience. Remaining development areas provide a mix of small "nests" tucked among existing vegetation and a mix of single family lot sizes providing dramatic views to Mount Ogden, the Wasatch Range and the Great Salt Lake.

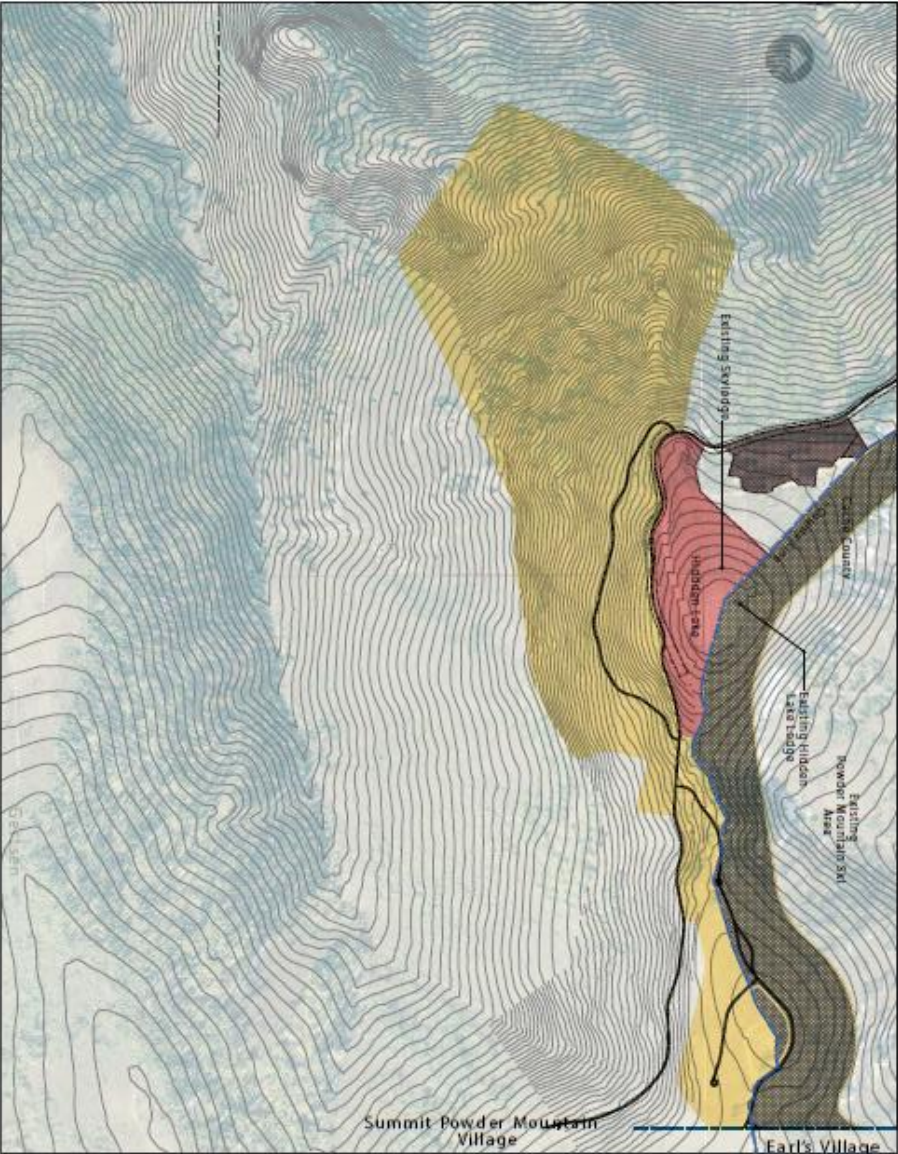


DEVELOPMENT LEGEND	
MIXED USE	
HOTELS/RETREAT	
COMMERCIAL	
SKI LODGES & CONF.	
CENTER	
RESIDENTIAL	

DEVELOPMENT DATA	
HOTELS	180 ROOMS
COMMERCIAL/SKIER SERVICES/CONF. CENTER	19,000 SF
RESIDENTIAL	159 UNITS



Concept Development Plan- Area B: The Ridge



The Ridge development area includes hotel and associated skier lodges/skier services as well as multi family units all centered around the "top of the mountain" and existing and proposed top lift terminals providing the classic Powder Mountain ski experience. Remaining development areas provide a mix of small "nests" tucked among existing vegetation and a mix of single family lot sizes providing dramatic views to Mount Ogden, the Wasatch Range and the Great Salt Lake.

DEVELOPMENT LEGEND		DEVELOPMENT DATA
MIXED USE	HOTEL/SKI/RENTAL	180 ROOMS
	COMMERCIAL	9,000 SF
	SKI LODGES & CONF. CENTER	10,000 SF
	MIXED USE/MULTI FAMILY	46 UNITS
SINGLE FAMILY	SINGLE FAMILY LOTS	113 UNITS
	CACHE COUNTY MASTER PLAN - APPROVED DECEMBER 2023	



Exhibit B-Copy of 2nd Amendment to Recorded Development Agreement



"W3265109"

SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT

E# 3265109 PG 1 OF 39
LEANN H KILTS, WEBER CTY. RECORDER
30-NOV-22 8:42 AM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

THIS SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT (this "**Amendment**") is made to be effective as of date this Amendment is approved by the Weber County Commission and is made by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company, ("**Developer**") and Weber County, a body politic in the State of Utah ("**County**") with reference to the following:

RECITALS:

A. Developer and County are parties to that certain Weber county Zoning Development Agreement (the "**ZDA**") dated as of January 13, 2015. A true and correct copy of the ZDA is attached and incorporated into this Amendment as Exhibit A. Any undefined capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the ZDA.

B. Developer's predecessor-in-interest and the County entered into that certain Weber County Zoning and Development Agreement by and between the County and Western America Holding, LLC a Utah limited liability company recorded in the Office of the Recorder for the County as Entry # 2607988 on November 29, 2012 (the "**Original ZDA**"). The Original ZDA was amended by that certain First Amendment to the Powder Mountain Zoning and Development Agreement made by and between Developer and the County dated as of September 10, 2013 (the "**First Amendment to the Original ZDA**") pursuant to which Developer assumed obligations under the Original ZDA.

C. The ZDA and the Original ZDA, as amended, were further amended by that certain First Amendment to ZDA recorded as of July 12, 2019. A true and correct copy of the First Amendment to ZDA is also attached and incorporated into this Amendment as Exhibit A. The Original ZDA and the ZDA as previously amended as described above are referred to in this Amendment as the Existing ZDA.

D. Developer and the County desire to amend Sections 1.4, 3.2, 4.1, and 4.2 of the Existing ZDA to allow the Land Use Authority to approve changes to some of the conceptual Master Plan exhibits without a public hearing or presentation to the legislative body. Such changes would be considered by the Land Use Authority to be slight and inconsequential or for clarifying purposes, and would not be considered amendments to the ZDA.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Developer and the County agree as follows:

AGREEMENT:

1. Recitals. The above recitals are an integral part of the agreement and understanding of Developer and County and are incorporated into this Amendment by this reference.

2. Effect of Slight and Inconsequential Changes to Master Plan.

2.1 Section 1.4 of the Existing ZDA shall be amended by adding the following sentence to the end of section 1.4:

“Notwithstanding the foregoing, slight and inconsequential changes made to the Master Plan pursuant to Section 3.2 are contemplated as part of this Agreement and shall not be considered amendments or modifications to the Agreement.”

2.2 Section 4.1 of the Existing ZDA shall be amended by replacing the first sentence with the following:

“Subject to Section 3.2, Developer shall develop the subject property based upon representations made in the Rezone Application and the approved Master Plan (Exhibit B).”

2.2 Section 4.2 of the Existing ZDA shall be amended by replacing the second sentence with the following:

“Subject to Section 3.2, Development inconsistent with the Master Plan will not be approved.”

3. Concept Development Plan. Section 3.2 of the Existing ZDA shall be deleted in its entirety and replaced with the following:

“Weber County shall retain the right to approve or deny more specific/detailed concept development plans for Areas A through F. The concept development plans shall be approved prior to or in conjunction with the first application for site plan or subdivision approval within each development Area.

Notwithstanding the foregoing, the Developer and County acknowledge that the “Master Plan” and “Illustrative Plan” maps in the Master Plan document for Areas A through F (i) are conceptual in nature and may be further refined by the parties, and (ii) that specifics regarding locations of roads, building area and product types (e.g. multi-family, mixed-use, single family, corporate retreats, etc.) may be moved within the Areas generally depicted as A through F. Unit density for each Area (A through F) is fixed and may not be transferred between Areas. Concept development plans for each Area are expected to evolve and be presented in phases in the context of a more detailed master plan for each Area. County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following the statutory process for legislative amendments to a development agreement.”

4. Effect of Second Amendment. Except as expressly modified by this Amendment, all the terms and conditions of the ZDA shall remain in full force and effect. In the event of a conflict between the terms of the ZDA and this Amendment, this Amendment shall control.

5. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties having been duly authorized, have executed this Amendment to be effective as of the date this Amendment is approved by the Weber County Commission.

Approved by the undersigned parties this 1st day of November 2022.

DEVELOPER:

SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a
Utah limited liability company

By Summit Revolution LLC, its sole member

By: _____
Anne C. Winston
Authorized Signatory

COUNTY:

WEBER COUNTY CORPORATION

By: Scott K. Jenkins
Name: Scott K. Jenkins
Title: Weber County Commissioner, Chair

ATTEST:

By: Ricky D. Hatch
Name: Ricky D. Hatch
Title: Weber County Clerk/Auditor

DEVELOPER NOTARIZATION

STATE OF UTAH)
 :ss.
COUNTY OF Weber)

On this 3rd date of November, in the year 20 22 before me,
Krishna Lalhani a notary public, personally appeared Anne C. Winston,
Authorized Signatory of Summit Revolution LLC, the sole member of Summit Mountain
Holding Group LLC, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Krishna Lalhani
Notary Signature



Exhibit C-Notice of Approved Changes for Area A

See following pages for documents to be recorded.

NOTICE OF MINOR CHANGES TO CONCEPT AREA PLANS

On July 16, 2026 Summit Mountain Holding Group LLC (“Master Developer”) applied to amend concept area plan A originally recorded January 14, 2015, recorded as entry number 2717835.

On November 1, 2022, the ZDA was amended to allow the Land Use Authority to approve slight and inconsequential changes to conceptual maps, without consideration by the legislative body. This amendment was recorded on November 30, 2022 as entry number 3265109.

Based on the Master Developer’s requested changes which are included as **Exhibit A**, the Land Use Authority approves of the proposed changes and considers them to be slight and inconsequential with **Exhibit B** showing the legal description.

DATED this _____ day of _____, 20__

Weber County Planning Director

STATE OF UTAH)

:ss

COUNTY OF WEBER)

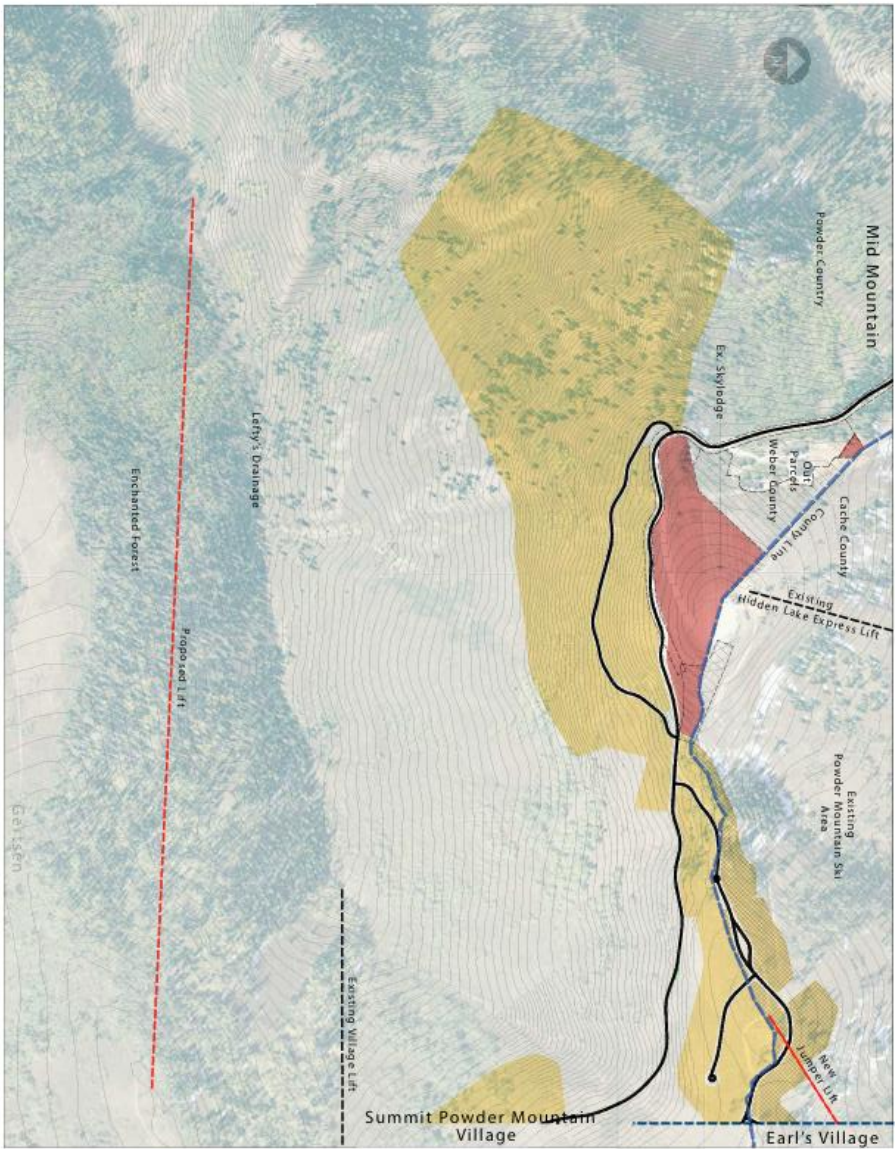
On this _____ day of _____, 20__, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:

EXHIBIT B – Proposed Changes to Area B The Ridge

Concept Development Plan- Area B: The Ridge



The Ridge development area includes hotel and associated skier lodges/skier services as well as multi family units all centered around the "top of the mountain" and existing and proposed top lift terminals providing the classic Powder Mountain ski experience. Remaining development areas provide a mix of small "nests" tucked among existing vegetation and a mix of single family lot sizes providing dramatic views to Mount Ogden, the Wasatch Range and the Great Salt Lake.

DEVELOPMENT LEGEND		DEVELOPMENT DATA
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SKI LODGES & CONF. CENTER		
MULTI FAMILY		46 UNITS
SINGLE FAMILY		
SINGLE FAMILY LOTS		113 UNITS
CACHE COUNTY MASTER PLAN - APPROVED DECEMBER 2025		

EXISTING LIFT
PROPOSED LIFT
NOTE: LIFTS ARE SHOWN IN APPROXIMATE LOCATIONS



Exhibit B

(Legal Description of DRR-1 Rezone area per ZDA Agreement)

The following metes and bounds description has been put together primarily from record information and the bearings and dimensions are intended to follow various parcel lines, section lines, and the county line, and those line locations as they actually exist are to preside over these metes and bounds calls.

Beginning at the Weber County Monument at the Intersection of the Weber/Cache County Line and the North Line of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings is North 89°55'51" West between the Northeast Corner of Section 1 Township 7 North, Range 1 East, Salt Lake Base and Meridian and the Weber County Monument at the intersection of the Weber/Cache County Line and the Section Line); Running thence along the Weber/Cache County Line the following (81) Courses: 1) South 26°39'20" East 457.03 feet, 2) South 36°45'22" East 374.24 feet, 3) South 66°54'26" East 745.76 feet, 4) South 67°48'15" East 1,214.23 feet, 5) South 68°53'51" East 618.68 feet, 6) South 32°02'26" East 1,432.62 feet, 7) South 47°01'38" East 1,561.89 feet, 8) South 74°16'55" East 602.01 feet, 9) South 84°37'17" East 129.79 feet, 10) North 74°55'18" East 101.38 feet, 11) South 76°31'57" East 92.39 feet, 12) South 65°19'33" East 171.60 feet, 13) North 89°40'40" East 28.76 feet, 14) North 89°40'40" East 75.92 feet, 15) North 52°55'34" East 193.59 feet, 16) North 69°40'16" East 221.91 feet, 17) North 59°06'24" East 118.16 feet, 18) South 67°13'20" East 69.76 feet, 19) North 86°54'23" East 63.24 feet, 20) South 86°25'04" East 100.69 feet, 21) South 74°00'19" East 244.83 feet, 22) North 74°03'46" East 521.31 feet, 23) North 66°25'48" East 317.77 feet, 24) North 70°24'30" East 153.33 feet, 25) North 58°12'10" East 285.32 feet, 26) South 84°07'27" East 53.98 feet, 27) South 87°03'34" East 69.14 feet, 28) North 81°05'29" East 97.39 feet, 29) South 42°06'19" East 88.79 feet, 30) South 29°32'36" East 90.02 feet, 31) South 60°56'58" East 66.00 feet, 32) North 89°45'17" East 75.88 feet, 33) South 40°32'55" East 57.25 feet, 35) North 79°41'20" East 72.99 feet, 36) North 82°58'43" East 52.82 feet, 37) North 72°17'57" East 58.58 feet, 38) South 82°52'28" East 50.93 feet, 39) North 75°58'50" East 120.54 feet, 40) South 63°46'05" East 276.76 feet, 41) North 82°55'41" East 343.76 feet, 42) North 64°52'15" East 188.03 feet, 43) South 83°46'40" East 176.84 feet, 44) South 70°02'49" East 59.60 feet, 45) North 73°42'12" East 72.74 feet, 46) North 59°12'49" East 102.26 feet, 47) North 25°41'17" East 70.59 feet, 48) North 66°03'04" East 70.31 feet, 49) North 42°54'13" East 128.35 feet, 50) North 54°47'53" East 84.47 feet, 51) North 49°51'28" East 87.14 feet, 52) North 38°48'21" East 141.86 feet, 53) North 36°53'14" East 116.00 feet, 54) North 70°56'50" East 94.54 feet, 55) North 52°44'33" East 145.13 feet, 56) North 59°00'12" East 111.75 feet, 57) North 55°28'15" East 198.69 feet, 58) North 61°38'46" East 91.96 feet, 59) South 87°10'59" East 103.70 feet, 60) North 80°38'14" East 286.76 feet, 61) North 84°30'35" East 198.43 feet, 62) North 61°36'18" East 92.91 feet, 63) North 50°22'10" East 103.07 feet, 64) North 27°03'07" East 101.09 feet, 65) North 42°50'05" East 153.03 feet, 66) North 38°49'16" East 262.69 feet, 67) North 44°43'21" East 190.34 feet, 68) North 81°07'16" East 180.14 feet, 69) North 70°39'00" East 172.83 feet, 70) North 73°43'10" East 165.69 feet, 71) South 88°30'22" East 241.18 feet, 72) North 89°39'35" East 108.74 feet, 73) North 83°37'52" East 170.29 feet, 74) North 84°51'13" East 215.80 feet, 75) South 81°51'43" East 144.54 feet, 76) North 73°14'01" East 160.54 feet, 77) North 89°12'59" East 152.04 feet, 78) South 86°20'53" East 125.49 feet, 79) North 89°57'00" East 141.72 feet, 80) South 84°52'46" East 141.65 feet, 81) South 73°46'48" East 11.88 feet To the Center Section Line of Section 4, Township 7 North, Range 2 East Salt Lake Base and Meridian; thence South 00°19'06" East 3,583.87 feet along said Section Line to the Quarter Corner of Section 4 and 9, Township and Range aforesaid; thence South 00°03'35" West along the Center Section line 5,405.90 feet to the Quarter Section corner of Sections 9 and 16, township and range aforesaid; thence South 86°20'47" East along the South Section Line 2,617.49 feet to the Corner of Sections 9, 10, 15 and 16, township and range aforesaid; thence South 46°37'20" West 3,639.90 feet to the center of Section 16; thence South 00°43'08" West along the Center Section Line 2,358.71 feet to the Quarter Corner of Sections 16 and 21 township and range aforesaid;

thence South 86°47'40" West along the Section Line 2,650.21 feet to the Corner of Section 16, 17, 20 and 21, township and range aforesaid; thence North 85°54'28" West along the section line 2,614.70 feet to the Quarter Corner of Sections 17 and 20, Township and Range aforesaid; thence South 87°20'03" West along the Section Line 2,432.26 feet to the Corner of Sections 17, 18, 19 and 20, Township and Range aforesaid; thence North 03°35'27" West along the Section Line 2,575.97 feet to the Quarter Corner of Sections 17 and 18, Section and Range Aforesaid; thence North 85°39'14" West along the Quarter Section Line 1,270.03 feet; thence North 04°19'32" West 3,520.00 feet; thence West 2,460.69 feet; thence South 02°20'05" East 659.64 feet to the West Sixteenth Corner of Sections 7 and 18; thence North 84°07'08" West along the Section Line 1,197.28 feet to the Corner of Sections 7 and 18, Township 7 North, Range 2 East, and Sections 12 and 13, Township 7 North, Range 1 East; thence North 89°39'48" West along the Section Line 1,322.81 feet; thence North 00°06'22" West 2,681.08 feet to the Quarter Section Line; thence North 89°50'14" West along said Quarter Section Line 1,322.49 feet to the Center of Section 12, Township 7 North, Range 2 East; thence North 00°04'52" West along the Quarter Section Line 1,344.10 feet; thence South 89°45'43" East 1,319.67 feet; thence North 00°12'08" West 1,340.37 feet to the Section Line; thence North 89°45'21" West along said Section Line 1,317.72 feet to the Quarter Corner of Sections 1 and 12, Township and Range Aforesaid; thence North 89°50'36" West along the Section Line 2,635.43 feet to the Corner of Sections 1, 2, 11 and 12, Township and Range Aforesaid; thence South 00°01'44" East along the Section Line 5,346.97 feet to the Corner of Sections 11, 12, 13 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Quarter Corner of Sections 11 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Corner of Sections 11, 10, 14 and 15, Township and Range Aforesaid; thence North 89°19'32" West along the Section Line 2,134.72 feet; thence North 2,637.58 feet; thence North 03°52'25" East 3,942.57 feet; thence North 38°42'06" East 668.17 feet; thence North 64°01'06" East 1,766.53 feet to the Quarter Corner of Sections 2 and 3, Township and Range aforesaid; thence North 02°39'45" East along the Section Line 2,514.91 feet to the Corner of Sections 2 and 3, Township and Range Aforesaid, and Sections 34 and 35, Township 8 North, Range 1 East, Salt Lake Base and Meridian; thence North 01°11'03" East along the Section Line 3,223.27 feet More or Less to the Weber and Cache County Line; Running Northeasterly and Southeasterly 11,901 feet More or Less along said Weber and Cache County Line to the point of beginning.

Less and Excepting the following:

Aspen Drive, Powder Mountain West Subdivision Phase 1, Powder Mountain West Subdivision Phase 2, Powder Mountain West Subdivision Phase 3, Sundown Condominiums at Powder Mountain Phase 1, Moon Ridge Condominiums, Powder 11 Subdivision at Powder Mountain, Powder Mountain Village, Powder Ridge Condominiums Phase 1, Powder Ridge Condominiums Phase 1 Building 3 Amended, Weber State Parcel 23-012-0109, Powder Mountain West Subdivision Phase 4, Powder Ridge Condominiums Phase 1 Amended, Snowflake Subdivision 3 "Open Space", Tax Parcel 23-044-0012, Tax Parcel 22-001-0014, Tax Parcel 22-001-0017, Tax Parcel 23-012-0082, Tax Parcel 23-012-0105, Tax Parcel 23-012-0106, Tax Parcel 23-012-0107, and Tax Parcel 23-012-0119.

Containing Approximately: 6198 Acres



Staff Report for Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request to approve a modified concept development plan for Area C– Earl’s Village area - in the Recorded Development Agreement for Powder Mountain.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 01, 2026
Applicant:	Summit Mountain Holding Group, LLC
File Number:	ZDA 2026-05

Property Information

Approximate Address:	Summit Pass Road, Eden, UT, 84310
Zoning:	Ogden Valley Destination and Recreation Resort Zone DRR-1
Existing Land Use:	Ski Resort/Resort Development
Proposed Land Use:	Ski Resort/Resort Development
Parcel ID:	23-012-0191, 23-129-0015, 23-012-0028, 23-012-0198
Township, Range, Section:	T7N, R1E, Section 1, T7N, Section 6

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Resort Development	West:	Ski Resort/Resort Development

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
Report Reviewer:	RG

Applicable Ordinances

- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts

Summary and Background

1/14/2015 – Zoning Development Agreement for Summit Group is recorded.

1/12/2019 – First Amendment to Zoning Development Agreement is recorded.

11/30/2022 – Second Amendment to Zoning Development Agreement is recorded.

Applicant is requesting approval of minor changes to Earl’s Village Area C Concept Plan to allow for removal of mixed uses in this area, allow for an additional future lift, realign some roadways that allow for some connectivity. Included in this revised concept plan is indicated density on the Cache County side, per approvals from Cache County. Weber County does not have a copy of Cache County approvals at this time.

The Land Use Authority can approve of minor and inconsequential changes to the concept area plan for this portion of the Powder Mountain Development (Earl’s Village Area – Area C), per the Second Amendment (**Exhibit B**) to the recorded development agreement for Summit Mountain Holding Group are slight and inconsequential.

The Second Amendment (**Exhibit B**) to the Zoning Development Agreement allows for approval of a more specific/detailed concept development plan to be approved administratively in conjunction with the development area (Area A –Mid Mountain). The Land Use Authority shall first determine if any proposed changes to this concept development plan are only slight and inconsequential (See Exhibit **A** for overlay of current proposed changes vs. existing approved concept plan). Per the Development agreement,

“County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving

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General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Additional design standards and requirements: This project is subject to a recorded Master Development Plan Document (recorded 1/14/2015).

Review Agencies: Weber County will continue to inquire as to plans related to a second access off the mountain, until at such time as the County deems a second access necessary. With accelerated development in this area, and potential development on the Cache County side of the mountain, Weber County may need to look more closely at the impacts on Powder Mountain Road.

Staff Recommendation – Minor Concept Area Plan Change

If the Planning Commission determines the proposed changes to be slight and inconsequential, staff would recommend approval of the proposed changes to the concept area plan for Earl's Village (Area C), based on the findings below:

1. The proposed changes comply with the recorded development agreement and subsequent amendments, specifically, the 2nd Amendment to the Development Agreement.
2. The proposed changes and use comply with the Ogden Valley General Plan.

Exhibits

- A. Concept Area Plan Proposed Modifications
- B. Copy of 2nd Amendment to Recorded Development Agreement
- C. Notice of Approved Changes

Location Map 1

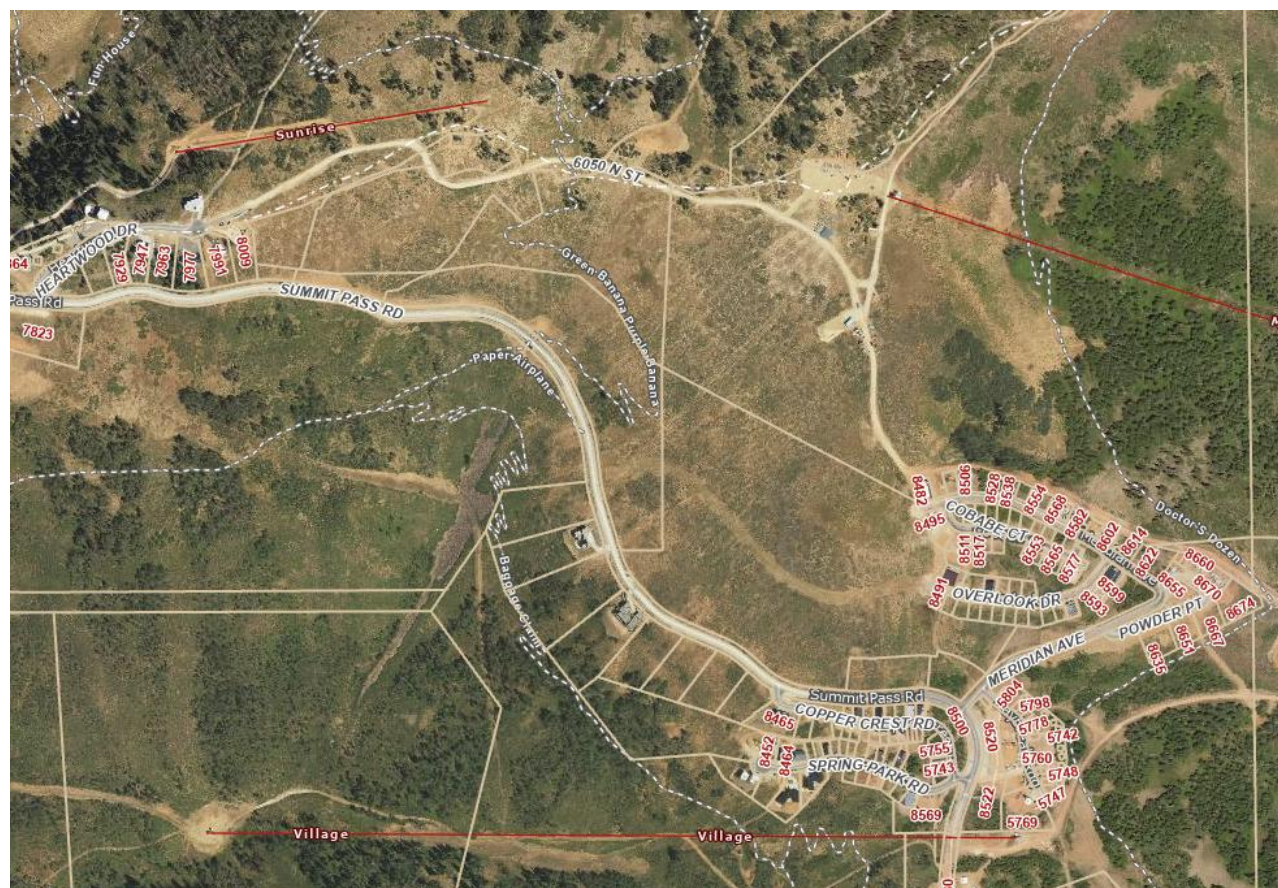
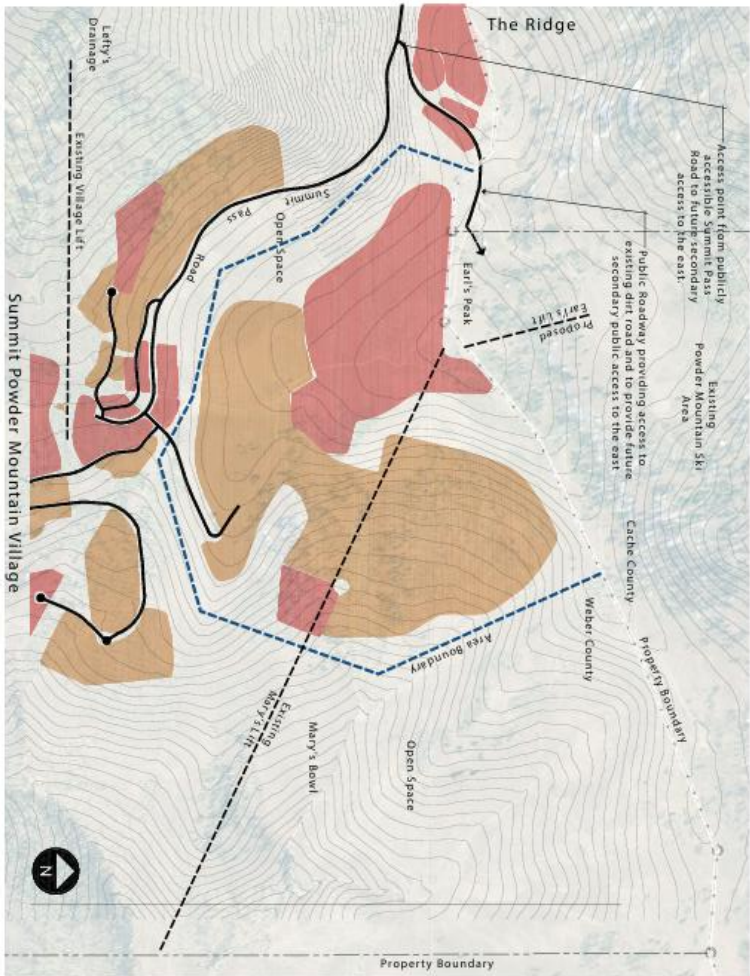


Exhibit A-Existing Concept Area C/Proposed Concept Area C

Concept Development Plan-Area C: Earl's Village

Earl's Village continues the Summit Powder Mountain tradition of starting your day at the peak skiing down from the top of the mountain. The Village provides a mix of hotel and multi-family development parcels with ski access in three directions and with views that are unmatched in the West. Earl's Village sits above the more boutique Summit Village providing the classic ski mountain village anchor to the Resort.



DEVELOPMENT LEGEND

MIXED USE

RESIDENTIAL

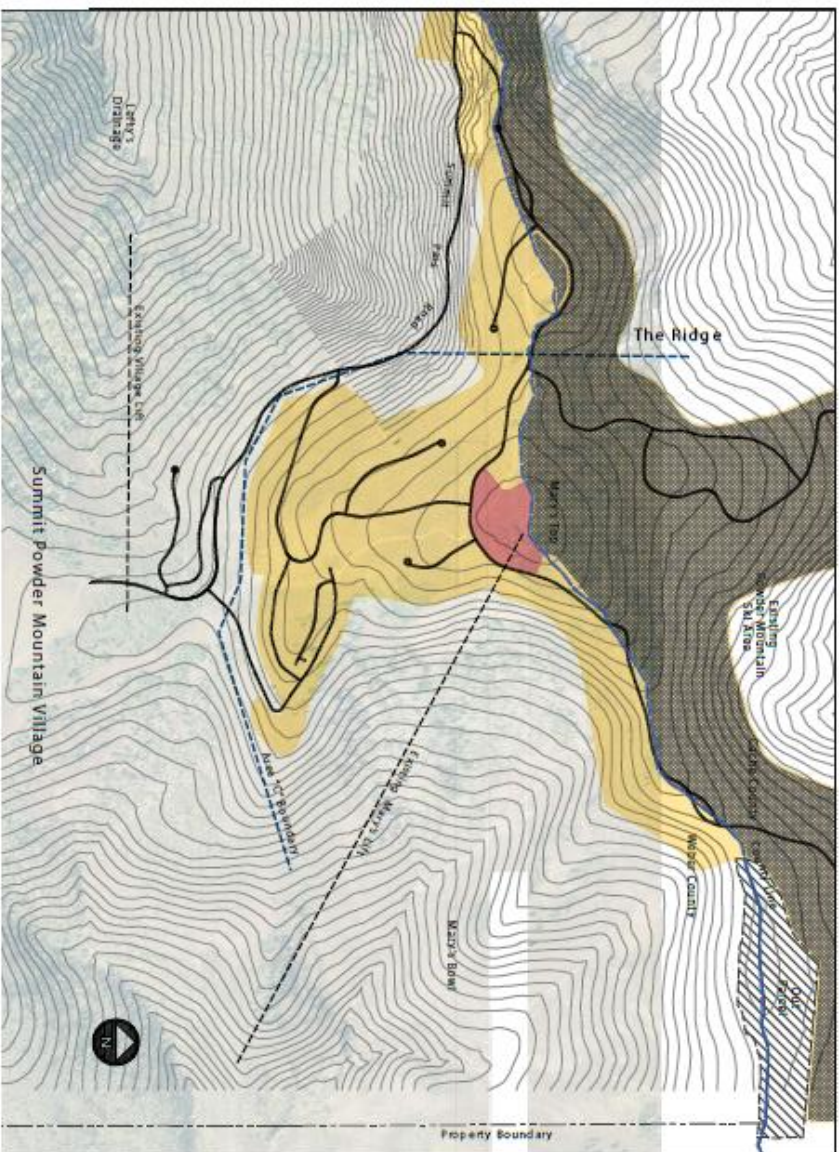
DEVELOPMENT DATA

HOTELS 240 ROOMS
COMMERCIAL/SKIER 40,000 SF
SERVICES/CONF. CENTER
RESIDENTIAL 814 UNITS

KEY MAP



Concept Development Plan- Area C: Earl's Village



Earl's Village continues the Summit Powder Mountain tradition of starting your day at the peak skiing down from the top of the mountain. The Village provides a mix of hotel and multi-family development parcels with ski access in three directions and with views that are unmatched in the West. Earl's Village sits above the more boutique Summit Village providing the classic ski mountain village anchor to the Resort.

DEVELOPMENT LEGEND		DEVELOPMENT DATA
MIXED USE		320 ROOMS
HOTELS		COMMERCIAL/SKI LODGES & 40,000 SF
CONF. CENTER		
MULTI FAMILY		700 UNITS
SINGLE FAMILY		114 UNITS
SINGLE FAMILY LOTS		
EXISTING POWDER MOUNTAIN SKI AREA		

EXISTING LIFT
NOTE: LIFTS ARE SHOWN IN APPROXIMATE LOCATIONS

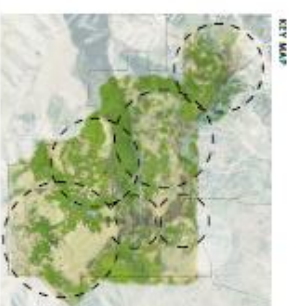


Exhibit B-Copy of 2nd Amendment to Recorded Development Agreement



"W3265109"

SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT

E# 3265109 PG 1 OF 39
LEANN H KILTS, WEBER CTY. RECORDER
30-NOV-22 8:42 AM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

THIS SECOND AMENDMENT TO WEBER COUNTY ZONING DEVELOPMENT AGREEMENT (this "**Amendment**") is made to be effective as of date this Amendment is approved by the Weber County Commission and is made by and between Summit Mountain Holding Group, L.L.C., a Utah limited liability company, ("**Developer**") and Weber County, a body politic in the State of Utah ("**County**") with reference to the following:

RECITALS:

A. Developer and County are parties to that certain Weber county Zoning Development Agreement (the "**ZDA**") dated as of January 13, 2015. A true and correct copy of the ZDA is attached and incorporated into this Amendment as Exhibit A. Any undefined capitalized terms used in this Amendment shall have the same meanings ascribed to such terms in the ZDA.

B. Developer's predecessor-in-interest and the County entered into that certain Weber County Zoning and Development Agreement by and between the County and Western America Holding, LLC a Utah limited liability company recorded in the Office of the Recorder for the County as Entry # 2607988 on November 29, 2012 (the "**Original ZDA**"). The Original ZDA was amended by that certain First Amendment to the Powder Mountain Zoning and Development Agreement made by and between Developer and the County dated as of September 10, 2013 (the "**First Amendment to the Original ZDA**") pursuant to which Developer assumed obligations under the Original ZDA.

C. The ZDA and the Original ZDA, as amended, were further amended by that certain First Amendment to ZDA recorded as of July 12, 2019. A true and correct copy of the First Amendment to ZDA is also attached and incorporated into this Amendment as Exhibit A. The Original ZDA and the ZDA as previously amended as described above are referred to in this Amendment as the Existing ZDA.

D. Developer and the County desire to amend Sections 1.4, 3.2, 4.1, and 4.2 of the Existing ZDA to allow the Land Use Authority to approve changes to some of the conceptual Master Plan exhibits without a public hearing or presentation to the legislative body. Such changes would be considered by the Land Use Authority to be slight and inconsequential or for clarifying purposes, and would not be considered amendments to the ZDA.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants set forth below, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, Developer and the County agree as follows:

AGREEMENT:

1. Recitals. The above recitals are an integral part of the agreement and understanding of Developer and County and are incorporated into this Amendment by this reference.

2. Effect of Slight and Inconsequential Changes to Master Plan.

2.1 Section 1.4 of the Existing ZDA shall be amended by adding the following sentence to the end of section 1.4:

“Notwithstanding the foregoing, slight and inconsequential changes made to the Master Plan pursuant to Section 3.2 are contemplated as part of this Agreement and shall not be considered amendments or modifications to the Agreement.”

2.2 Section 4.1 of the Existing ZDA shall be amended by replacing the first sentence with the following:

“Subject to Section 3.2, Developer shall develop the subject property based upon representations made in the Rezone Application and the approved Master Plan (Exhibit B).”

2.2 Section 4.2 of the Existing ZDA shall be amended by replacing the second sentence with the following:

“Subject to Section 3.2, Development inconsistent with the Master Plan will not be approved.”

3. Concept Development Plan. Section 3.2 of the Existing ZDA shall be deleted in its entirety and replaced with the following:

“Weber County shall retain the right to approve or deny more specific/detailed concept development plans for Areas A through F. The concept development plans shall be approved prior to or in conjunction with the first application for site plan or subdivision approval within each development Area.

Notwithstanding the foregoing, the Developer and County acknowledge that the “Master Plan” and “Illustrative Plan” maps in the Master Plan document for Areas A through F (i) are conceptual in nature and may be further refined by the parties, and (ii) that specifics regarding locations of roads, building area and product types (e.g. multi-family, mixed-use, single family, corporate retreats, etc.) may be moved within the Areas generally depicted as A through F. Unit density for each Area (A through F) is fixed and may not be transferred between Areas. Concept development plans for each Area are expected to evolve and be presented in phases in the context of a more detailed master plan for each Area. County approvals for these concept development plans will initially be reviewed and considered by the Land Use Authority. Proposed changes that the Land Use Authority determines are slight and inconsequential, including the details of road locations, building areas, and product types, shall not require amendment of the ZDA, and the Land Use Authority is hereby designated as the approving authority for those changes. Any proposed changes that the Land Use Authority deems are not slight and inconsequential shall be submitted by Developer in the form of a zoning development agreement application and shall be reviewed by the planning commission and the legislative body, following the statutory process for legislative amendments to a development agreement.”

4. Effect of Second Amendment. Except as expressly modified by this Amendment, all the terms and conditions of the ZDA shall remain in full force and effect. In the event of a conflict between the terms of the ZDA and this Amendment, this Amendment shall control.

5. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties having been duly authorized, have executed this Amendment to be effective as of the date this Amendment is approved by the Weber County Commission.

Approved by the undersigned parties this 1st day of November 2022.

DEVELOPER:

SUMMIT MOUNTAIN HOLDING GROUP, L.L.C., a
Utah limited liability company

By Summit Revolution LLC, its sole member

By: _____
Anne C. Winston
Authorized Signatory

COUNTY:

WEBER COUNTY CORPORATION

By: Scott K. Jenkins
Name: Scott K. Jenkins
Title: Weber County Commissioner, Chair

ATTEST:

By: Ricky D. Hatch
Name: Ricky D. Hatch
Title: Weber County Clerk/Auditor

DEVELOPER NOTARIZATION

STATE OF UTAH)
 :ss.
COUNTY OF Weber)

On this 3rd date of November, in the year 20 22 before me,
Krishna Lalhani a notary public, personally appeared Anne C. Winston,
Authorized Signatory of Summit Revolution LLC, the sole member of Summit Mountain
Holding Group LLC, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Krishna Lalhani
Notary Signature



Exhibit C-Notice of Approved Changes for Area A

See following pages for documents to be recorded.

NOTICE OF MINOR CHANGES TO CONCEPT AREA PLANS

On July 16, 2026 Summit Mountain Holding Group LLC (“Master Developer”) applied to amend concept area plan A originally recorded January 14, 2015, recorded as entry number 2717835.

On November 1, 2022, the ZDA was amended to allow the Land Use Authority to approve slight and inconsequential changes to conceptual maps, without consideration by the legislative body. This amendment was recorded on November 30, 2022 as entry number 3265109.

Based on the Master Developer’s requested changes which are included as **Exhibit A**, the Land Use Authority approves of the proposed changes and considers them to be slight and inconsequential with **Exhibit B** showing the legal description.

DATED this _____ day of _____, 20__

Weber County Planning Director

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this _____ day of _____, 20__, personally appeared before me, _____, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:

Concept Development Plan- Area C: Earl's Village

Earl's Village continues the Summit Powder Mountain tradition of starting your day at the peak skiing down from the top of the mountain. The Village provides a mix of hotel and multi-family development parcels with ski access in three directions and with views that are unmatched in the West. Earl's Village sits above the more boutique Summit Village providing the classic ski mountain village anchor to the Resort.

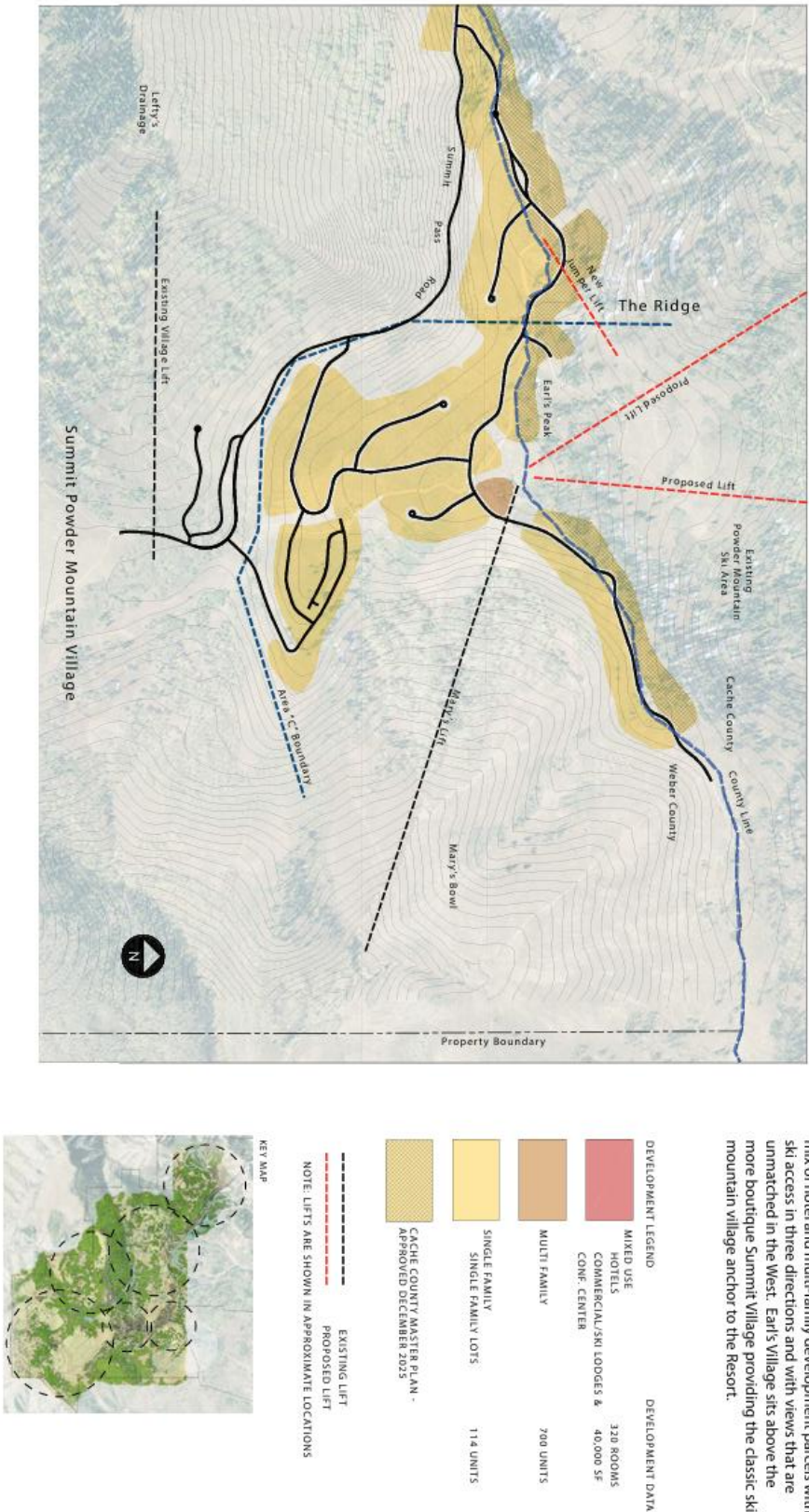


Exhibit B

(Legal Description of DRR-1 Rezone area per ZDA Agreement)

The following metes and bounds description has been put together primarily from record information and the bearings and dimensions are intended to follow various parcel lines, section lines, and the county line, and those line locations as they actually exist are to preside over these metes and bounds calls.

Beginning at the Weber County Monument at the Intersection of the Weber/Cache County Line and the North Line of Section 1, Township 7 North, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings is North 89°55'51" West between the Northeast Corner of Section 1 Township 7 North, Range 1 East, Salt Lake Base and Meridian and the Weber County Monument at the intersection of the Weber/Cache County Line and the Section Line); Running thence along the Weber/Cache County Line the following (81) Courses: 1) South 26°39'20" East 457.03 feet, 2) South 36°45'22" East 374.24 feet, 3) South 66°54'26" East 745.76 feet, 4) South 67°48'15" East 1,214.23 feet, 5) South 68°53'51" East 618.68 feet, 6) South 32°02'26" East 1,432.62 feet, 7) South 47°01'38" East 1,561.89 feet, 8) South 74°16'55" East 602.01 feet, 9) South 84°37'17" East 129.79 feet, 10) North 74°55'18" East 101.38 feet, 11) South 76°31'57" East 92.39 feet, 12) South 65°19'33" East 171.60 feet, 13) North 89°40'40" East 28.76 feet, 14) North 89°40'40" East 75.92 feet, 15) North 52°55'34" East 193.59 feet, 16) North 69°40'16" East 221.91 feet, 17) North 59°06'24" East 118.16 feet, 18) South 67°13'20" East 69.76 feet, 19) North 86°54'23" East 63.24 feet, 20) South 86°25'04" East 100.69 feet, 21) South 74°00'19" East 244.83 feet, 22) North 74°03'46" East 521.31 feet, 23) North 66°25'48" East 317.77 feet, 24) North 70°24'30" East 153.33 feet, 25) North 58°12'10" East 285.32 feet, 26) South 84°07'27" East 53.98 feet, 27) South 87°03'34" East 69.14 feet, 28) North 81°05'29" East 97.39 feet, 29) South 42°06'19" East 88.79 feet, 30) South 29°32'36" East 90.02 feet, 31) South 60°56'58" East 66.00 feet, 32) North 89°45'17" East 75.88 feet, 33) South 40°32'55" East 57.25 feet, 35) North 79°41'20" East 72.99 feet, 36) North 82°58'43" East 52.82 feet, 37) North 72°17'57" East 58.58 feet, 38) South 82°52'28" East 50.93 feet, 39) North 75°58'50" East 120.54 feet, 40) South 63°46'05" East 276.76 feet, 41) North 82°55'41" East 343.76 feet, 42) North 64°52'15" East 188.03 feet, 43) South 83°46'40" East 176.84 feet, 44) South 70°02'49" East 59.60 feet, 45) North 73°42'12" East 72.74 feet, 46) North 59°12'49" East 102.26 feet, 47) North 25°41'17" East 70.59 feet, 48) North 66°03'04" East 70.31 feet, 49) North 42°54'13" East 128.35 feet, 50) North 54°47'53" East 84.47 feet, 51) North 49°51'28" East 87.14 feet, 52) North 38°48'21" East 141.86 feet, 53) North 36°53'14" East 116.00 feet, 54) North 70°56'50" East 94.54 feet, 55) North 52°44'33" East 145.13 feet, 56) North 59°00'12" East 111.75 feet, 57) North 55°28'15" East 198.69 feet, 58) North 61°38'46" East 91.96 feet, 59) South 87°10'59" East 103.70 feet, 60) North 80°38'14" East 286.76 feet, 61) North 84°30'35" East 198.43 feet, 62) North 61°36'18" East 92.91 feet, 63) North 50°22'10" East 103.07 feet, 64) North 27°03'07" East 101.09 feet, 65) North 42°50'05" East 153.03 feet, 66) North 38°49'16" East 262.69 feet, 67) North 44°43'21" East 190.34 feet, 68) North 81°07'16" East 180.14 feet, 69) North 70°39'00" East 172.83 feet, 70) North 73°43'10" East 165.69 feet, 71) South 88°30'22" East 241.18 feet, 72) North 89°39'35" East 108.74 feet, 73) North 83°37'52" East 170.29 feet, 74) North 84°51'13" East 215.80 feet, 75) South 81°51'43" East 144.54 feet, 76) North 73°14'01" East 160.54 feet, 77) North 89°12'59" East 152.04 feet, 78) South 86°20'53" East 125.49 feet, 79) North 89°57'00" East 141.72 feet, 80) South 84°52'46" East 141.65 feet, 81) South 73°46'48" East 11.88 feet To the Center Section Line of Section 4, Township 7 North, Range 2 East Salt Lake Base and Meridian; thence South 00°19'06" East 3,583.87 feet along said Section Line to the Quarter Corner of Section 4 and 9, Township and Range aforesaid; thence South 00°03'35" West along the Center Section line 5,405.90 feet to the Quarter Section corner of Sections 9 and 16, township and range aforesaid; thence South 86°20'47" East along the South Section Line 2,617.49 feet to the Corner of Sections 9, 10, 15 and 16, township and range aforesaid; thence South 46°37'20" West 3,639.90 feet to the center of Section 16; thence South 00°43'08" West along the Center Section Line 2,358.71 feet to the Quarter Corner of Sections 16 and 21 township and range aforesaid;

thence South 86°47'40" West along the Section Line 2,650.21 feet to the Corner of Section 16, 17, 20 and 21, township and range aforesaid; thence North 85°54'28" West along the section line 2,614.70 feet to the Quarter Corner of Sections 17 and 20, Township and Range aforesaid; thence South 87°20'03" West along the Section Line 2,432.26 feet to the Corner of Sections 17, 18, 19 and 20, Township and Range aforesaid; thence North 03°35'27" West along the Section Line 2,575.97 feet to the Quarter Corner of Sections 17 and 18, Section and Range Aforesaid; thence North 85°39'14" West along the Quarter Section Line 1,270.03 feet; thence North 04°19'32" West 3,520.00 feet; thence West 2,460.69 feet; thence South 02°20'05" East 659.64 feet to the West Sixteenth Corner of Sections 7 and 18; thence North 84°07'08" West along the Section Line 1,197.28 feet to the Corner of Sections 7 and 18, Township 7 North, Range 2 East, and Sections 12 and 13, Township 7 North, Range 1 East; thence North 89°39'48" West along the Section Line 1,322.81 feet; thence North 00°06'22" West 2,681.08 feet to the Quarter Section Line; thence North 89°50'14" West along said Quarter Section Line 1,322.49 feet to the Center of Section 12, Township 7 North, Range 2 East; thence North 00°04'52" West along the Quarter Section Line 1,344.10 feet; thence South 89°45'43" East 1,319.67 feet; thence North 00°12'08" West 1,340.37 feet to the Section Line; thence North 89°45'21" West along said Section Line 1,317.72 feet to the Quarter Corner of Sections 1 and 12, Township and Range Aforesaid; thence North 89°50'36" West along the Section Line 2,635.43 feet to the Corner of Sections 1, 2, 11 and 12, Township and Range Aforesaid; thence South 00°01'44" East along the Section Line 5,346.97 feet to the Corner of Sections 11, 12, 13 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Quarter Corner of Sections 11 and 14, Township and Range Aforesaid; thence South 89°26'58" West along the Section Line 2,647.58 feet to the Corner of Sections 11, 10, 14 and 15, Township and Range Aforesaid; thence North 89°19'32" West along the Section Line 2,134.72 feet; thence North 2,637.58 feet; thence North 03°52'25" East 3,942.57 feet; thence North 38°42'06" East 668.17 feet; thence North 64°01'06" East 1,766.53 feet to the Quarter Corner of Sections 2 and 3, Township and Range aforesaid; thence North 02°39'45" East along the Section Line 2,514.91 feet to the Corner of Sections 2 and 3, Township and Range Aforesaid, and Sections 34 and 35, Township 8 North, Range 1 East, Salt Lake Base and Meridian; thence North 01°11'03" East along the Section Line 3,223.27 feet More or Less to the Weber and Cache County Line; Running Northeasterly and Southeasterly 11,901 feet More or Less along said Weber and Cache County Line to the point of beginning.

Less and Excepting the following:

Aspen Drive, Powder Mountain West Subdivision Phase 1, Powder Mountain West Subdivision Phase 2, Powder Mountain West Subdivision Phase 3, Sundown Condominiums at Powder Mountain Phase 1, Moon Ridge Condominiums, Powder 11 Subdivision at Powder Mountain, Powder Mountain Village, Powder Ridge Condominiums Phase 1, Powder Ridge Condominiums Phase 1 Building 3 Amended, Weber State Parcel 23-012-0109, Powder Mountain West Subdivision Phase 4, Powder Ridge Condominiums Phase 1 Amended, Snowflake Subdivision 3 "Open Space", Tax Parcel 23-044-0012, Tax Parcel 22-001-0014, Tax Parcel 22-001-0017, Tax Parcel 23-012-0082, Tax Parcel 23-012-0105, Tax Parcel 23-012-0106, Tax Parcel 23-012-0107, and Tax Parcel 23-012-0119.

Containing Approximately: 6198 Acres

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.



Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: **GPA2026-01** A public hearing on a request to consolidate the Consolidated Weber County General Plan and relevant sections/elements of the Ogden Valley General Plan as they relate to the Ogden Canyon and East Weber areas of Unincorporated Weber County.

Agenda Date: Tuesday, September 8, 2026

Applicant: Weber County Planning Staff

File Numbers: GPA 2026-01

Report Authors: Charlie Ewert/Tammy Aydelotte
cewert@webercountyutah.gov
taydelotte@webercountyutah.gov
(801) 399-8763 (Charlie)
(801) 399-8794 (Tammy)

Applicable Ordinances

§ 101-2-6 – Development Agreements
§ 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 Consolidated 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.

The purpose of this county-driven application is to better consolidate the policies, goals, and implementation of the Consolidated Weber County General Plan to better guide the planning efforts of the overall planning area (Unincorporated Weber County) and specifically address individual Planning Areas within Unincorporated Weber County (West Central Weber, Uintah Highlands, Ogden Canyon, and the East Weber Planning Areas).

A planning commission work session discussion was held on August 4th. 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 both the Consolidated Weber County General Plan and Ogden Valley General Plan is complete. Pt together a document that includes corrections to minor errors, defined Planning Areas within Unincorporated Weber County, and ensured that goals and policies within the General Plan Document are inclusive of all of the defined Planning Areas. Please refer to the attachment

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 # GPA2026-01, 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 # GPA2026-01, 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 # GPA2026-01, 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 _____].*

Exhibits

Exhibit A: Consolidated Weber County General Plan Draft – See following pages.

GENERAL PLAN

~~WESTERN WEBER~~



CONSOLIDATED
UNINCORPORATED
WEBER COUNTY
GENERAL PLAN

Last amended 9/1/2026 – Consolidated Unincorporated Weber County General Plan

ADOPTED:

~~August 16, 2022~~September XX, 2026; Resolution No. ~~39-2022~~XX-2026

AMENDED:

~~June 13, 2023; Resolution No. 28-2023~~

~~August 13, 2024; Resolution No. 41-2024~~

This plan exists due to the tireless efforts and input from many. It is the outcome of the hard work and devotion of the people who reside in and care about the communities within Unincorporated Weber County.

TABLE OF CONTENTS PLACEHOLDER: The published table of contents is omitted.

Acknowledgments

SPECIAL THANKS TO:

2022 ADVISORY COMMITTEE

Scott Jenkins	County Commissioner
Sarah Wichern	Planning Commissioner
Andrew Favero	Planning Commissioner
Bren Edwards	Planning Commissioner
Scott Paxman	Weber Basin Conservancy District
Tage Flint	Weber Basin Conservancy District
Ryan Rogers	Taylor West Weber Water District
Randy Giordano	Warren West Warren Water District
Blake Carlin	Bona Vista Water District
Kevin Hall	West Weber Sewer District
Michela Harris	Health Department (Environmental Health)
Summer Day	Health Department (Culinary Water)
Michelle Cooke	Health Department (Septic Systems)
Marty Smith	Weber County Parks, Arts, and Leisure
Jennifer Graham	Weber County Parks, Arts, and Leisure
Melissa Freigang	Prosperity Center of Excellence Director
Andi Beadles	Weber County Housing Authority Director
Aric Manning	Trails Foundation of North Utah
Sean Wilkinson	Community Development Director

WEBER COUNTY STAFF

PLANNING DIVISION

Rick Grover	Director
Charlie Ewert	Plan Project Manager
Tammy Aydelotte	
Felix Lleverino	
Tiffany Snider	
Marta Borchert	
Alan Coleman	
Kristalyn DeVries	
Ann Morby	____ (Former)
June Nelson	____ (Former)
Iris Hennon	____ (Former)
Steve Burton	____ (Former)
Scott Perkes	____ (Former)
Bill Cobabe	____ (Former)

ENGINEERING DIVISION

Gary Myers	County Engineer
Ashley Thoman	
Chad Meyerhoffer	
Tucker Weight	
Josh Bryant	

Commented [1]: The early draft used the introductory phrase “A few who deserve a special thanks:” beneath the Acknowledgments heading. The published plan replaces that phrase with “SPECIAL THANKS TO:” and presents it as a heading.

Commented [2]: The early draft did not contain an Advisory Committee section. The heading and every listed committee member and affiliation in this block were added in the published plan.

Commented [3]: The umbrella heading “WEBER COUNTY STAFF” was added in the published plan. The early draft instead used the phrases “Weber County Planning Division” and “Weber County Engineering Division” as separate headings. The listed staff names are otherwise substantially the same.

WEBER COUNTY BOARD OF COMMISSIONERS

Gage Froerer	Chair
Jim Harvey	
Sharon Bolos	
Scott Jenkins	(Former)

WESTERN

WEBER COUNTY PLANNING COMMISSION

Andrew Favero	Chair
Bren Edwards	Casey Neville Vice

Cami Clontz	Lisa Benson, AICP, ASLA, PLA, Co-Project Manager, Senior Planner
-------------	--

Jed McCormick	Madison Merrill, PLA, Project Planner
---------------	---------------------------------------

Sarah R Wichern

Wayne Andreotti

Casey Neville

Kyle Lindsey

Bren Edwards (Former)

Greg Bell (Former)

Chad Call (Former)

Gene Atkinson (Former)

DEVOTED COMMUNITY MEMBERS

Jill Hipwell
Roger Heslop
Dan and Becky Hammer

CONSULTANTS

LANDMARK DESIGN

Mark Vlasic, AICP, ASLA, PLA, Principal-in-Charge, Co-Project Manager, Principal Planner
--

Lisa Benson, AICP, ASLA, PLA, Co-Project Manager, Senior Planner
--

Madison Merrill, PLA, Project Planner

TOWNSHIP + RANGE

Tim Sullivan, AICP, Transportation Planner
--

Commented [4]: The heading is the same in substance. In the early draft, each name was preceded by “Commissioner,” and Scott Jenkins was identified as “(Chair).” The published plan removes the repeated title and places “Chair” beside his name.

Commented [RR5]: M-001, part 1 of 4. This text appears here in the corrected/published organization. It came from Acknowledgments > Weber County Board of Commissioners. The original paragraph began: “Weber County Board of Commissioners”.

Commented [15]: The early draft heading included “–Frequented Meetings.” The published plan removes that phrase, moves Gene Atkinson to Former Planning Commission Members, and removes the placeholder “[others?].” Jill Hipwell, Roger Heslop, and Dan and Becky Hammer remain.

Commented [RR6]: M-001, part 2 of 4. This text appears here in the corrected/published organization. It came from Acknowledgments > Weber County Board of Commissioners. The original paragraph began: “Commissioner Scott Jenkins (Chair)”. The destination wording was also revised; those wording changes are

Commented [16]: The umbrella heading “CONSULTANTS” was not present in the early draft; the

Commented [7]: Compared with the early draft, the published list adds Gregory Bell and Chad Call; corrects “Jed McCormick” to “Jed McCormick”; changes “Sarah

Commented [RR8]: M-002, part 1 of 6. This text appears here in the corrected/published organization. It came from Acknowledgments > Western Weber Planning Commission

Commented [17]: The early draft used “Landmark Design, LLC.” The published plan removes “, LLC,” adds credentials and expanded project roles for Mark Vlasic and

Commented [RR9]: M-002, part 2 of 6. This text appears here in the corrected/published organization. It came from Acknowledgments > Western Weber Planning Commission

Commented [RR10]: M-002, part 3 of 6. This text appears here in the corrected/published organization. It came from Acknowledgments > Western Weber Planning Commission

Commented [RR11]: M-002, part 4 of 6. This text appears here in the corrected/published organization. It came from Acknowledgments > Western Weber Planning Commission

Commented [RR12]: M-002, part 5 of 6. This text appears here in the corrected/published organization. It came from Acknowledgments > Western Weber Planning Commission

Commented [18]: The early draft used “Township and Range.” The published plan changes “and” to “+” and

Commented [RR13]: M-002, part 6 of 6. This text appears here in the corrected/published organization. It came from

Commented [RR14]: M-003, part 1 of 1. This text appears here in the corrected/published organization. It came from

1 [INSERT NEW MAP HERE – Entire County]

CHAPTER 1 INTRODUCTION

[VISUAL PLACEHOLDER - PDF PAGE 7: Chapter-opening photograph or banner graphic omitted]

Background & Planning History

~~The Western Weber Planning Area is all of the unincorporated areas west of the ridge of the Wasatch Mountains, excluding Ogden Canyon (See Map 1). The Western Weber Planning Commission is the planning commission that serves the area.~~

~~The Western Weber Planning Area is primarily populated in two general sub-areas. The Uintah Highlands is an unincorporated area that is south of Ogden City incorporated limits and east of South Ogden City incorporated limits. The unincorporated area west of the urbanized Wasatch Front, identified throughout this document as West Central Weber, has the greatest contiguous unincorporated acreage and is predominantly rural at this time. The remaining unincorporated area west of the Wasatch ridge are unincorporated islands and are scattered throughout the incorporated areas.~~

Utah State Code requires the preparation and adoption of a general plan. Further, it requires the plan to be prepared by the Planning Commission, then forwarded to the County Commission for review and adoption. A general plan is not intended to be regulatory, and is not a land use law like zoning or development codes. Instead, the plan is an advisory document intended to help county leadership in their decision-making responsibilities. The plan helps guide the creation of ordinances and programs that should be implemented to guide population growth toward a common set of goals; and, because changes over time are often affected by the little incremental decisions, the plan also offers a lens through which these decisions should be viewed.

Unincorporated Weber County is divided down the middle by the urbanized Wasatch Front and its incorporated municipalities. Until 2026, these areas were historically planned separately from each other. West of the Wasatch Mountains was Western Weber County, and east of the mountains was the Ogden Valley. Both areas had their own planning commissions and a number of their own zoning ordinances. Much of this separation was due to the differing socio-political ideologies of the residents of each side.

In 2026, the Ogden Valley floor became a municipality and as such is no longer under the land use regulatory control of Weber County. A significant portion of the full-time Ogden Valley population are now within the new Ogden Valley City. Their incorporation has alleviated the ideological divide, enabling the county to plan and govern both sides of the County in a more unified manner.

In late 2025, Weber County commissioners eliminated the Ogden Valley Planning Commission in favor of an unincorporated county-wide planning commission. In 2026, Weber County commissioners consolidated a significant amount of its land use regulations into a more unified land use code and consolidated the Western Weber General Plan and the Ogden Valley General Plan into this unified unincorporated Weber County General Plan, which applies to all unincorporated areas of Weber County.

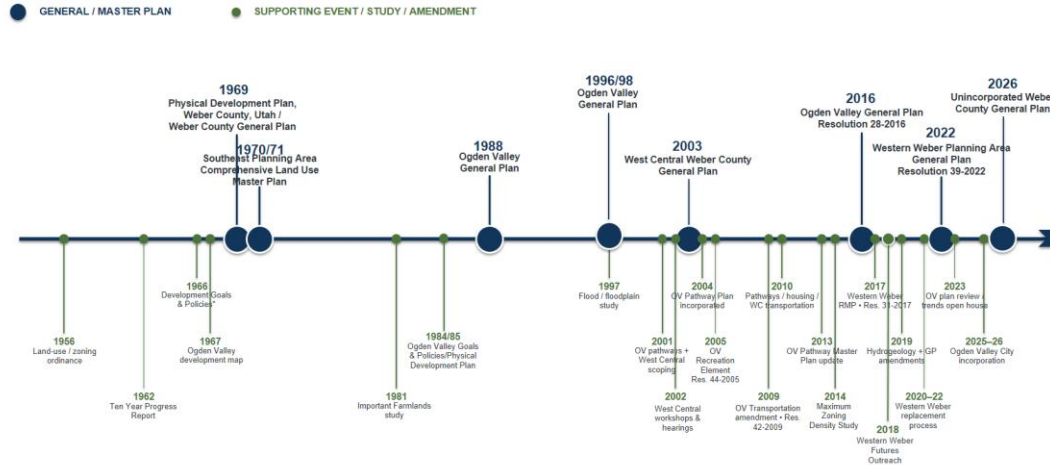
Because this plan is an amalgamation of separate plans, some of its information may be dated or no longer applicable. Weber County should strive to update this information in time. Further, certain sections, goals, principles, and implementation strategies — including but not limited to those addressing demographic data, growth projections, zoning acreages, commercial locations, and area-specific conditions — were developed based on area-specific data and community input, and may not directly apply to, or accurately reflect conditions within, the East Weber and Ogden Canyon Planning Areas. Where a conflict or inapplicability arises between a provision of this Plan and the specific characteristics, needs, or planning objectives of the East Weber or Ogden Canyon Planning Area, the applicable area-specific chapter or subsection, where provided, should control. In the absence of area-specific guidance, County staff and decision-makers should apply the general intent and vision of this Plan while exercising sound planning judgment appropriate to the context of the affected area.

Commented [RR19]: M-004, part 1 of 1. This text appears here in the corrected/published organization. It came from Chapter 1 > Background and Planning History. The original paragraph began: "The Western Weber Planning Area is primarily populated in two general sub-areas. The Uintah Highl...". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

As an amalgamation of two plans, and because those plans were built in part on previous planning efforts, the following planning timeline may help the reader gain historical context for this plan. This plan occasionally references a number of these historical events or documents by name.

- 1966 - Development Goals and Policies for Weber County, Utah.
- 1969 - Physical Development Plan, Weber County, Utah.
- 1970 - Southeast Planning Area Comprehensive Land Use Master Plan.
- 1985 - Ogden Valley Goals and Policies, Physical Development Plan.
- 1988 - Ogden Valley General Plan.
- 1998 - Ogden Valley General Plan.
- 2003 - West-Central Weber County General Plan.
- 2004 - Ogden Valley Pathway Master Plan.
- 2005 - Ogden Valley General Plan Recreation Element.
- 2009 - Ogden Valley Transportation Element amendment.
- 2010 - West-Central Weber County General Plan Transportation Element amendment.
- 2013 - Ogden Valley Pathway Master Plan update.
- 2016 - Ogden Valley General Plan.
- 2017 - Western Weber County Resource Management Plan.
- 2018 - Western Weber Futures public visioning process.
- 2019 - Ogden Valley and West-Central General Plan MIH element amendments.
- 2022 - Western Weber Planning Area General Plan.
- 2026 - Unincorporated Weber County General Plan.

PLANNING HISTORY OF UNINCORPORATED WEBER COUNTY



2026 UNINCORPORATED AREAS

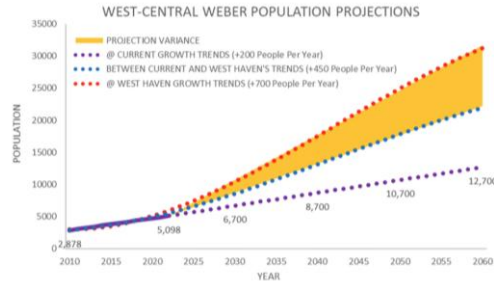
Unincorporated Weber County is primarily organized into four planning areas. The unincorporated area west of the urbanized Wasatch Front is identified throughout this document as the West-Central Weber Planning Area. The Uintah Highlands Planning Area is generally south of Ogden City and east of South Ogden City. The unincorporated

area extending from the west mouth of Ogden Canyon to the east boundary of the canyon is the Ogden Canyon Planning Area. The area east of the municipalities of the Wasatch Front, but outside of the Ogden Canyon Planning Area, is the East Weber Planning Area. Additional unincorporated islands are scattered among incorporated areas of the county.

WEST-CENTRAL WEBER PLANNING AREA

The 2003 West-Central Weber County General Plan struggled to bridge the gap between protecting property rights and preserving the rural community. On its face, those two things seem counterintuitive. The 2003 Plan could not find a final mutually beneficial solution, so rather than tackling these challenging issues head-on, it deferred a number of planning issues to a later date. It stated that when 580 building permits have been issued in the planning area, there is automatically triggered an update of the West Central Weber County General Plan. Even though 580 building permits have not yet been issued, more than that number of new residential lots have been entitled. The 2022 Western Weber General Plan, the plan upon which this plan is primarily built, helps answer that quandary by acknowledging that development pressure is upon the area and needs to be better guided rather than ignored with the hope that the area will remain rural if growth is not better facilitated. Since then, the county has been more carefully managing and shaping a large volume of growth.

Figure XX, West-Central Weber Population Projection



2003 GENERAL PLAN

In 2017, Weber County adopted a County Resource Management Plan. The year prior, the State adopted new general plan requirements applicable to counties that included a county resource management plan. This was done to stimulate the creation of local level policy considerations for the management of public resources in order to better cooperate and coordinate with the state and federal government during resource planning.

"On one end of the spectrum land owners are seeking higher density for greater development opportunity. On the other end, many existing residents desire a continuation of 1 unit per acre, 1 unit per 2 acre, and 1 unit per 3 acre densities maintain animal rights, and to keep separation between housing units."

INSERT NEW MAP HERE – West-Central Weber

INSERT NEW MAP HERE – Uintah Highlands

UINTAH HIGHLANDS PLANNING AREA

-2022 Western Weber General Plan

The plan applicable to the Uintah Highlands prior to the adoption of this plan the 2022 Western Weber General Plan was titled the "Comprehensive Land Use Master Plan – Southeast Planning

Area, adopted in 1971." This plan encompassed not only the Uintah Highlands, but also parts of South Ogden and Uintah City. This plan contemplated lot sizes that are quite a bit smaller than the 15,000 square foot and 20,000 square foot lots that exist in the area today. However, several rezone proposals over the last few years have demonstrated that there is not a strong desire for smaller lot sizes in the area, and that final remaining undeveloped parcels should follow existing development patterns and not those recommended by the 1971 plan.

COUNTY UNINCORPORATED ISLANDS

The unincorporated islands that are scattered throughout incorporated areas have largely not been subject to comprehensive planning. The assumption for these areas is that they will eventually become part of an adjacent city as development occurs. Planning for these areas should take place in connection with adjacent municipalities to ensure compatibility in harmony of land uses and transportation goals.

OTHER OGDEN CANYON PLANNING AREA

In 2010 the County adopted the Weber County Housing Assessment and Plan (2012-2014). This plan was a collaborative effort between various jurisdictions in Weber County, including West Central Weber. It was intended to provide the moderate income housing plan mandated in State Code.³

Also in 2010, the Weber County Cooperative Pathways Master Plan was created, in collaboration with other various jurisdictions in Weber County. This plan was never formally adopted by Weber County, but it was endorsed by the Weber Area Council of Governments.

Ogden Canyon serves as the primary route connecting Ogden City to the eastern Weber County area previously known as the Ogden (Upper) Valley. The Canyon is rugged and narrow through much of its length, though it widens in several spots where residential neighborhoods have developed — many homes were built along the Ogden River, with others situated higher on the mountainside. These areas originated as summer residences, some centered around historic resorts and lodges like the Hermitage and Idlewild and have gradually transitioned toward year-round occupancy.

The Canyon carries significant historical weight: it contains 164 historic structures, 23 of which (including five bridges) are eligible for the National Register of Historic Places. Combined with its scenic beauty and the Ogden River itself, this history makes the Canyon an important recreational and visitor destination. The Plan also identifies the Ogden Canyon Planning Area as valuable wildlife habitat — many mountain species that inhabit the surrounding foothills also frequent the Canyon's developed areas — and notes the area's contribution to the Valley's air and water quality.

The Plan's Community Character chapter sets specific goals for the Ogden Canyon Planning Area, centered on protecting its historical, natural, and recreational resources in harmony with existing residential uses.

Ogden Canyon is named as one of six official eastern Weber County "gateways" (Ogden Canyon top and bottom) subject to the Plan's broader gateway protection goals, which discourage visually prominent development and support design standards, wayfinding signage, and landscaping to preserve the sense of arrival into the Valley.

INSERT NEW MAP HERE – Ogden Canyon Planning Area

INSERT NEW MAP HERE – East Weber Planning Area

EAST WEBER PLANNING AREA

Beginning in 2026, the majority of the valley floor in the eastern area of Unincorporated Weber County incorporated into what is now known as Ogden Valley City. This area includes the Nordic Valley resort area, as well as the area surrounding Pineview Reservoir (Eden), north including Liberty, and south of the reservoir known as unincorporated Huntsville, all together known as the valley floor. What remains unincorporated are the surrounding mountainous and recreation areas that include Powder Mountain Resort, Snowbasin Resort, the Avon area, and the Causey and Monte Cristo areas.

³ Utah Code Annotated § 10-9a-403 (The Office of Legislative Research and General Counsel).

This part of Unincorporated Weber County has historically been part of the Ogden Valley General Plan with pronounced recreation amenities. These areas contain many of the recreation amenities available such as hiking/biking trails, skiing, camping, and various other outdoor activities.

The Role of Public Engagement

WESTERN WEBER FUTURES

In 2018, the Weber County Planning Division began holding public outreach meetings to gauge the public's desire for a revamp of the West Central Weber general plan. This consisted of four public meetings that occurred over the span of about half a year. The Planning Division's intended outcomes of these meetings was twofold: to understand the variety of interests, both shared and competing, and to educate the public about the planning process, property rights, and development regulations.

Understanding the community's interests, especially competing interests, is an important step in the planning process. Gauging interests helps planners and facilitators understand the playing field and weigh all appropriate alternatives. Most importantly, it helps flesh out shared interests upon which ideas are generated – ideas that may result in consensus on a community plan.

While it may not be possible to get everyone to agree on everything, planning tends to be an iterative process of incrementally building consensus toward a community's desired future. Most of the 2018 findings assembled by staff, all based on public input given at the time, can be found in some form throughout this plan.

Shortly after the 2018 outreach, a petition for incorporation of the entire West Central area was filed with the Lieutenant Governor's Office. At that time, the County tabled the idea of creating a new general plan until it was clear whether any of it would remain unincorporated. Incorporation failed at ballot in late 2020, after which the County Commission directed the Planning Division to begin this planning process.

INITIATING PLAN CREATION

WEST-CENTRAL TOWN HALL

The County hired Landmark Design in 2021 to provide technical assistance in developing the plan and engaging the public. To kick the project off, planning staff held a town hall meeting to meet with the public both in-person and over Zoom video conferencing. The intention of this meeting was to educate the community about growth. One generally held misconception was the notion that the County has unlimited authority to stop growth from occurring. Through this town hall meeting, planning staff help those in attendance understand the County's limitations. In that meeting, it was discussed how status quo growth would look, what it would cost, and social and community impacts of very low density sprawling growth was emphasized. In this meeting the general plan website was unveiled. After soliciting input, the County received 244 comments from the public. Attendees were also encourage to use the website to provide additional feedback throughout the planning process, and to share the website link with their friends and neighbors in the community.

PUBLIC OPEN HOUSE #1: SCENARIOS

Building on the concepts derived from the 2018 public process, Planning Staff and County consultants began designing a future land use map, a future streets maps, and parks and recreation maps. Staff then organized a public open house to once again engage the public in an open discussion about various future community scenarios. Large maps were produced, and participants were encourage to provide their input and desires by drawing directly on the maps. The same type of meeting was later held for the Uintah Highlands.

After the scenarios meeting, Planning Staff and County consultants revised the maps to address the comments provided in these meetings and from the website.

PUBLIC OPEN HOUSE #2: PREFERRED ALTERNATIVE

The maps were then revised and were once again presented to the public in a community open house. Community members were again encouraged to write or draw comments directly on the maps. After receiving additional

comments submitted to the website, planning staff and county consultants made requested adjustments to the maps, and published them for final public review.

When published for final public review, plan writing began. Planning Staff and County consultants collected all comments received to that date and started forming the chapters herein. As plan chapters neared completion, planning staff presented each and their corresponding maps to the Western Weber Planning Commission.

WESTERN WEBER PLANNING COMMISSION REVIEW WORK SESSIONS

The Western Weber Planning Commission held a series of work sessions that were open to the public and broadcasted over Zoom video conferencing. The meetings and meeting contents were posted on the project website, on the Utah Public Notice Webpage, and on the County's Planning Division webpage. A few members of the public with a large local social media presence posted notice of the meetings on social media platforms. Despite these efforts, the work sessions were not well attended by the public, except for by a few devoted members of the community, as well as those interest in the area's development prospects.

Building on the public dialogue from the beginning of the public process, the Planning Commission deliberated over the maps and the text. Planning staff provided the Planning Commission with facts about the community – including discussions regarding comments and concerns provided by members of the public submitted throughout the entire process. In each meeting the Planning Commission provided staff with critical feedback and requests for modifications to both the maps and the text.

WESTERN WEBER PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

On July 19, 2022, the Western Weber Planning Commission held a public hearing to review this plan's proposal with the general public. The meeting was posted in several locations including several places on the County's website, on the County's social media accounts, in several locations within the County building, on the project website (www.westernweberfutures.org), in the Standard Examiner, and on the Utah Public Notice Website. Notice was also emailed to all affected entities that previously registered with the County as an affected entity, and to all individuals who previously signed up to receive email correspondence through the project website. In addition, notice was posted on three banners; one located near the Chevron station on the corner of Highway 89 and Skyline Drive, one on the corner of 2550 South and 3500 West, and one on the corner of 12th Street and 1900 West. The notice was also observed on the social media accounts of community social media pages.

Despite this significant level of notice, there were only approximately 40 people in attendance at the hearing. There were eight public comments offered during the hearing. Four of those comments were complimentary of the plan, three were general questions about how the plan will affect their property, and one was a general question about the bearer of certain costs and impacts. Overall, there was one person of the eight who was dissatisfied with the plan—and that dissatisfaction was related to how the plan restricts further development of a specific property.

COUNTY COMMISSION PUBLIC HEARING AND RECOMMENDATION

On August 8, 2022, the Weber County Board of Commissioners held a public hearing to receive final public input on the plan. On August 16, 2022, the Commissioners then adopted the plan with Resolution No. 39-2022.

This plan is the culmination of that entire process.

This plan consolidates the previously adopted Western Weber General Plan and Ogden Valley General Plan into a single county general plan. Adoption of this consolidated plan followed the public notice, hearing, and other public engagement requirements of Utah State Code. The primary substance of the plan is derived from the extensive public engagement conducted during preparation of the two underlying plans, as summarized below.

WESTERN WEBER GENERAL PLAN

Public engagement began with the 2018 Western Weber Futures process, which included four public outreach meetings over approximately six months. Following the unsuccessful 2020 incorporation effort, the County resumed

Commented [TA20]: Should I keep this as Western Weber??

the planning process with a town hall, online engagement, public open houses, scenario and mapping exercises, and opportunities for participants to provide written and map-based comments. Public feedback was used iteratively to refine the plan and its maps. For additional information, see the “Role of Public Engagement” section of the *Western Weber General Plan*.

OGDEN VALLEY GENERAL PLAN

The Ogden Valley planning process also incorporated extensive community and stakeholder participation to identify community values, issues, and priorities and to help develop and refine the plan's recommendations. Engagement included community meetings and workshops, stakeholder involvement, and public review as the plan progressed through the planning process. For additional information, see the discussion of the planning and public involvement process in the *Ogden Valley General Plan, updated November 19, 2019*.

Plan Structure

The ~~Western~~Unincorporated Weber ~~Planning Area~~County General Plan provides a comprehensive vision, recommendations and priorities for the future county. It is divided into nine chapters as follows:

CHAPTER 1: INTRODUCTION summarizes the history and evolution of the ~~Western~~West-Central Weber Planning Area, Uintah Highlands Planning Area, the Ogden Canyon Planning Area, the East Weber Planning Area and ~~Uintah Highlands~~ and related planning history, ~~gives~~gives a synopsis of the community engagement process, and explains the plan structure and how to use the general plan.

CHAPTER 2: COMMUNITY CHARACTER discusses community values and vision and provides general guidelines for future developments and improvements.

CHAPTER 3: LAND USE includes an updated future land use map with descriptions of recommended land use categories.

CHAPTER 4: DEMOGRAPHICS AND HOUSING provides a demographic snapshot of the county and addresses moderate income housing requirements and includes other strategies to diversify the community's housing options.

CHAPTER 5: TRANSPORTATION outlines transportation facilities and elements to meet current and future demands and highlights active transportation considerations.

CHAPTER 6: PARKS & RECREATION examines existing and potential green assets of the county and the networks that can or should connect them.

CHAPTER 7: UTILITIES & SERVICES ~~Describes~~describes the community services that support the livability of the community.

CHAPTER 8: ENVIRONMENT & RESOURCE MANAGEMENT describes the natural resources of the community and provides recommendations for protections, management and improvements.

CHAPTER 9: WEBER COUNTY UNINCORPORATED ISLANDS ~~Adds~~addresses unincorporated areas of the county ~~that~~that lie outside of the contiguous West-Central or Uintah Highlands~~the four principal~~ planning subareas and that are surrounded by incorporated municipalities.

Using the Plan

GOALS describe the community's desired vision-based outcomes.

PRINCIPLES are statements related to particular goals upon which Weber County will rely in future decision making.

ACTION ITEMS describe the strategies and actions the County proposes to undertake to achieve Plan principles.

Action item lists are not exhaustive lists of intended action. Weber County should pursue any available opportunity to take action on implementing a goal or goal principle whether or not the action is listed as an action item herein.

Implementation strategies and actions reach across departments and divisions to identify what should be initiated to support the implementation of the General Plan. The costs and funding of implementation should be determined by the County Commission as it considers annual budgets and future budgetary needs.

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

SOURCES of data not otherwise cited were derived from Weber County information.

A Living Document

This plan is intended to be a living document. To ensure it is optimally serving the current needs of the unincorporated areas, it should be considered and reconsidered over time, engaging a continuous planning cycle.



CHAPTER 2 COMMUNITY CHARACTER

VISION

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

Existing & Projected Conditions

WEST-CENTRAL WEBER PLANNING AREA

West-Central Weber has significant open lands, most used for farming, pasturing of animals, and other related agricultural pursuits. There is a lot of support from the area's residents to keep the area open and undeveloped. Residents are accustomed to and generally supportive of the effects of agricultural uses. Agrarian noises, odors, and farm equipment are all part of the agricultural lifestyle that many existing residents enjoy. Considering the proximity of the adjacent urbanized area, the relatively dark night sky and lack of light pollution ~~has~~ have quite a bit of support from ~~area~~ residents.

There was very little support for filling the existing open lands with large-lot suburban development similar to the development patterns of other areas in southern Weber County or northern Davis County. Several residents stated that they have moved to the area from those locations specifically to enjoy the pastoral lifestyle that is sustained by the agricultural land uses of others in the area. Finding methods to help extend the life of agricultural uses may encourage existing land owners to continue to farm or ranch the land instead of developing.

The open nature and proximity to the urbanized services and job centers of the Wasatch Front have primed the area for easy development opportunities. ~~Combine this~~ Combined with the fact that under existing zoning regulations a large number of residential development rights already exist but have yet to be built, ~~this makes it is~~ likely that the private market will continue to stimulate the large lot suburbanization of the area, upending the area's existing pastoral charm and creating the opposite effect of the desires of existing residents.

While less vocal, it also appears that quite a few residents, many of them owning large tracts of land, desire to find areas in which growth can occur in thoughtfully planned patterns, while leaving other areas less developed. Many expressed the desire to help the private market stimulate a variety of housing options and sizes to provide for all stages of life and a variety of family situations.

This contradiction between the two schools of thought is not new to the area. The 2003 West-Central Weber County General Plan stated that at the time "Public hearing comments also indicated a desire to see a continuation of agricultural landscapes, although many who enjoy the views of agriculture do not own or operate farmland, and do not rely on their land for a future retirement." Despite being an issue at that time, the 2003 plan did little to address it.

~~{TABLE PLACEHOLDER – PUBLISHED PDF PAGE 23: Table 2 – Land Owner Values Summary}~~
~~The original table, its caption, column headings, data, and source notes are omitted.~~

Table 23: Landowner Values Summary

View of Large Land Owners:

- We need to protect our property rights.
- We need to protect our ability to subdivide lots for our posterity to live here.
- We need to protect our ability to subdivide lots to supplement farm income.
- We need to find a balance between the needs of future populations and our current desire to remain a rural community.

View of Small Land Owners:

- We need to protect the farmland.
- We need to preserve our rural way of life.
- We need to reduce development potential.
- We do not want the total build-out potential of the existing one-acre zoning or the suburban problems that it will bring.
- We like the existing one-acre lots intermingled with large farm-lots or other open spaces.
- We do not like density increases over that allowed by the existing one-acre zoning. If bonus density has to be used, it should only be used to enhance or support the rural nature of the community.

That plan recommended the continuation of the same land-use patterns that are creating the large-lot suburban neighborhoods deemed unfavorable today. Continuing in this pattern will result in a future community character that is far from the agrarian community of today.

Additionally, the Western Weber Futures public outreach process of 2018 resulted in the collection of the values of owners of both large and small tracts of land (Table 2 - Land Owner Values Summary on page 23).

[VISUAL PLACEHOLDER - PDF PAGE 24: Photograph or illustration omitted]

"Density" is often accused of being the culprit that disrupts a community's character. However, with thoughtful planning and specific design standards, many communities that have found themselves under irreversible development pressure have found a way to minimize the effect that density has on the character of the community.

The key is to embrace that which cannot be changed by accepting that growth will continue with or without thoughtful and forward-thinking planning. It only makes sense, then, to engage in thoughtful and forward-thinking planning.

Staying on the front edge of growth by ensuring it complies with the goals, policies, and implementation strategies of a unified plan will help minimize the negative effects of growth, which in turn will improve the overall quality of life of both existing and future residents. In that vein, the goals, principles, and implementation strategies of this plan are intended to help balance development interests without significant sacrifices to the community's character.

Currently, there are four distinct smaller areas in which historic development occurred. They are Taylor, West Weber, Warren, and Reese. Other smaller areas, such as Kanesville and Blossom, have since been absorbed into adjacent areas or adjacent growing cities. This plan is not intended to provide the finer details of these small areas, but rather future planning should focus on the community character of each through small area planning.

Commented [TA21]: Change?

339 UINTAH HIGHLANDS PLANNING AREA

340 The Uintah Highlands area has quite a bit less development potential than West-Central Weber. Most of the area
341 was built out with 15,000 and 20,000 square-foot or greater lot sizes, leaving very little easily-developable lands.
342 The community generally enjoys the lot sizes of the area and would rather not see new residences in their
343 neighborhoods built more closely together.

344 The County should expect future development pressure to focus on open lands that are not as easy to develop.
345 Continued support for exemplary hillside development requirements is imperative. A greater focus from the public
346 in the Uintah Highlands includes concerns over the safety and efficacy of existing streets, sidewalks, and drainage
347 facilities, as well as needing better access to parks, trails, and recreational opportunities.

348 OGDEN CANYON & EAST WEBER PLANNING AREAS

349 [The eastern Unincorporated Weber County area's natural setting provides opportunities for spectacular views of](#)
350 [local agriculture, the mountains, Pineview Reservoir, and the stars in the night sky. Ogden Canyon and the foothills](#)
351 [and mountains that surround the valley floor provide habitat for a variety of birds and wildlife species. As wildlife is](#)
352 [a key character feature of eastern Weber County, the goals and principles to support this feature are in the Land Use](#)
353 [chapter of this plan. The visual values of this area are most evident at major entry points, or gateways, and from](#)
354 [roadways extending through the community. Gateway areas can also buffer the transition of land uses from open](#)
355 [spaces at the gateways to more developed areas. The mountainous areas in the East Weber Planning Area, the](#)
356 [majority of which are surrounded by Forest Service Land, are primarily zoned F-5, F-10, F-40. In the East Weber](#)
357 [Planning Area, the resort areas in the DRR-1 Zone allow for much smaller lot sizes but also include large swaths of](#)
358 [reserved open space used primarily for recreation purposes. With the larger lot size requirements in the Forest](#)
359 [zones, and the lack of infrastructure, it is anticipated that development of these areas will occur at a much slower](#)
360 [rate.](#)

361 Goals, Principles & Implementation Actions

362 COMMUNITY CHARACTER

363 GOAL 1 – COMMUNITY CHARACTER:

364 Foster a future in which the specific characteristics and differences of each small area ~~within the Western Weber~~
365 ~~Planning Area~~ are supported and maintained as development occurs. ±

366 COMMUNITY CHARACTER PRINCIPLE 1.1:

367 Promote and support the unique community characteristics of each small area.

368 **Community Character Action Item 1.1.1:** Conduct small area planning that focuses on and addresses the
369 specific community characteristics and unique needs of each small area ~~within the Western Weber Planning~~
370 ~~Area.~~

371 **Community Character Action Item 1.1.2:** Update one small-area's plan annually in a consistent rotation that
372 ensures each plan is routinely reevaluated and readdressed in a traditional planning cycle.

373 **Community Character Action Item 1.1.3:** Address and explore the boundaries between the following small
374 areas: Uintah Highlands, Taylor, West Weber, Warren, Reese, and the nonresidential areas west of 8300 West-
375 [Ogden Canyon, Powder Mountain, Snowbasin, Causey Reservoir, and North Fork Park](#). If other or diverging
376 small areas emerge, emphasize their unique community characteristics.

377 **Community Character Action Item 1.1.4:** Consider creating a form-based code as part of small area planning.

378 COMMUNITY CHARACTER PRINCIPLE 1.2:

379 Promulgate the historical and cultural roots of each small area and find opportunities to incorporate the area's
380 heritage into the built environment.

Community Character Action Item 1.2.1: Pursue and explore opportunities to display the founding story of each small area plan or unique area within each small area plan.

Community Character Action Item 1.2.2: As part of small area planning, inventory historic buildings, farms, and other places. Work with landowners to explore ways to expose and/or preserve the heritage of the place.

Community Character Action Item 1.2.3: Support and utilize the Weber County Heritage Foundation and other historic research and preservation groups to document, highlight, and placard historic places.

Community Character Action Item 1.2.4: Pursue preservation of, funding for, and design and reconstruction of historic train stations or historic train station museums along the historic Union Pacific Railroad, such as the Reese Station and the West Weber Station.

[Community Character Action Item 1.2.5: Protect the unique historical, geological, and recreational features of the Ogden Canyon Planning Area. Protect the free-flowing nature of the Ogden River and its channel and riparian areas.](#)

GOAL 2 – COMMUNITY CHARACTER:

Support and encourage the longevity of agricultural opportunities in the Taylor, West Weber, Warren, and Reese small areas.

COMMUNITY CHARACTER PRINCIPLE 2.1:

Encourage open space preservation of crop-producing lands in both agricultural and, where appropriate, residential areas.

~~•Community Character Action Item 2.1.1: Amend the cluster subdivision code as provided in Land Use Action Item 1.4.7.~~

~~Community Character Action Item 2.1.2:~~ Support existing and future agritourism operations as a means to supplement farm income.

Community Character Action Item 2.1.3: Explore other means by which local agricultural operations may remain financially feasible, such as expanding onsite land-use allowances that will help supplement farm income, provided the uses are not disharmonious to surrounding land uses.

COMMUNITY CHARACTER PRINCIPLE 2.2:

Provide support for the importance of local food production and local farm-to-table benefits for Weber County's food economy in support of local farms and reduced environmental impacts.

Community Character Action Item 2.2.1: Pursue opportunities to support and create farm-to-table operations such as farmer's markets and roadside produce stands in appropriate areas. When determining appropriate areas, evaluate whether there are local food deserts that might be best served by one of these operations.

COMMUNITY CHARACTER PRINCIPLE 2.3:

Prepare for the possible need for local agricultural operations as a means of reducing local reliance on non-local food sources in the event of a national or global catastrophe.

GOAL 3 – COMMUNITY CHARACTER:

Reduce the unincorporated area's contribution to sky-glow and reduce the impact excess and unnecessary lighting has on neighborhoods and communities.

COMMUNITY CHARACTER PRINCIPLE 3.1:

Preserve the darkness of the night sky.

Community Character Action Item 3.1.1: Create lighting standards that require all new outdoor lighting to be directed downward and away from the night sky.

COMMUNITY CHARACTER PRINCIPLE 3.2:

Protect the community from the nuisance of light glare and light trespass.

Community Character Action Item 3.2.1: Create good-neighbor lighting standards that require all new lighting devices to be shielded in a manner that casts no light onto adjacent properties where the light is unwanted.

Community Character Action Item 3.2.2: Where public or community lighting, such as street lighting, is deemed necessary or desired, ensure the lighting devices follow the **Community Character Action Items of 3.1.1 and 3.2.1.**

GOAL 4 – COMMUNITY CHARACTER:

Preserve the character of current Uintah Highlands neighborhoods by encouraging new residences to have similar separation distances along street rights-of-way.

COMMUNITY CHARACTER PRINCIPLE 4.1:

Support maintaining the appearance of existing developed areas in the Uintah Highlands area with appropriate lot design standards.

Community Character Action Item 4.1.1: In areas of the Uintah Highlands where minimum lot area changes, consider minimum side setback standards that are the same or substantially similar to those in effect in the prior zone.

Community Character Action Item 4.1.2: In areas of the Uintah Highlands where minimum lot area changes, consider minimum lot width and frontage standards that are the same or substantially similar to those in effect in the prior zone.

GOAL 5 – COMMUNITY CHARACTER:

Protect attractive gateways to the East Weber Planning Area that promote community character.

COMMUNITY CHARACTER PRINCIPLE 5.1:

Minimize and discourage visually prominent development at gateways to the East Weber Area.

Gateways and Viewsheds Implementation 5.1.1: Identify gateways into eastern Weber County at each of the six gateway areas: Ogden Canyon top and bottom, Trappers Loop, North Ogden Divide, Avon Divide, and the Monte Cristo Road. Consider establishing an Ogden Valley Gateway Overlay Zone or similar management tool to manage development in gateway areas.

Gateways and Viewsheds Implementation 5.1.2: Establish design standards for development in the gateway areas. Use landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at the east mouth of Ogden Canyon to welcome visitors and establish the recreational character of the East Weber Planning Area.

GOAL 6 – COMMUNITY CHARACTER:

Ensure development activities are safe from geologic hazards.

COMMUNITY CHARACTER PRINCIPLE 5.6.1:

In the Uintah Highlands area geohazard study areas, ensure new development does not pose an unreasonable geologic risk to itself, or past or potential future development.

Community Character Action Item 5.6.1.1: Continue to pursue geologic hazards assessments for new developments in areas that are within a geologic hazards study area.

CHAPTER 3 LAND USE

Vision

The land use vision is to guide and encourage land uses in an organized manner that supports the creation of community and enhances the community's character. This vision is intended to provide a wide range of land use options, each in their own appropriate areas and contexts, so that existing and future occupants of the area can enjoy a self-sustaining social and economic environment. The focus should not only be on the utility of land uses and infrastructure, but also on their aesthetics. Using proven methods of lasting value, carefully shaping beautiful neighborhoods will provide for a future community that can prevail over the temporary nature of cyclical economic, social, and design trends.

The land use vision is to guide and encourage land uses in an organized manner that supports the creation of community and enhances the community's character. This vision is intended to provide a wide range of land use options, each in their own appropriate areas and contexts, so that existing and future occupants of the area can enjoy a self-sustaining social and economic environment. The focus should not only be on the utility of land uses and infrastructure, but also on their aesthetics. Using proven methods of lasting value, carefully shaping beautiful neighborhoods will provide for a future community that can prevail over the temporary nature of cyclical economic, social, and design trends.

Existing & Projected Conditions

In West Central Weber, a recurring statement from the public was that a one-acre lot is “too small to farm and too large to mow.” This sentiment suggests that the County's existing one-acre minimum zoning is creating challenging large-lot suburban development patterns. The public Growth in the unincorporated areas of Weber County is primarily found in the West-Central Weber area and in the resorts of East Weber. While the resorts continue to develop a high-end tourism experience, the greatest intensity of development is in West-Central Weber. Development there is focused on relieving the region's significant market demand for primary residences. The 2022 Western Weber General Plan was created in part due to this demand.

While the 2022 plan's public process made it clear that many would like to see the area remain “rural” and “country.” However, it also became clear that the area's existing one-acre zoning and market-driven forces continue ongoing regional housing demand continued to lead to the replacement of rural undeveloped lands with large-lot-line-to-lot-line one-acre residential lots per lot subdivisions. For decades the community that is became accustomed to seeing a few one-acre lots surrounded by large acreages of undeveloped land, it is understandable that many in the community have it pre-envisioned that this land use. This slow-paced rural development pattern is what the existing one-acre zoning is intended to accomplish.

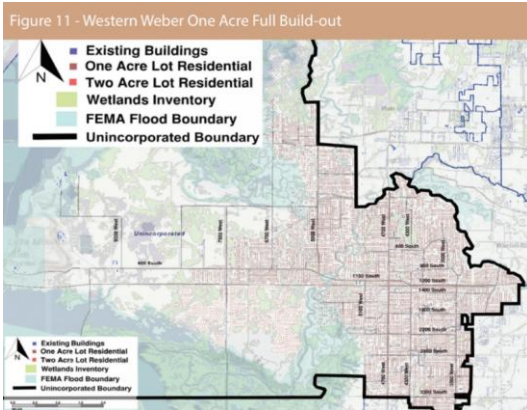
Through the public involvement and education process of this plan, the public has comeled many to understand the full build-out potential of the existing one-acre and two-acre zoning of assume that it was the A-1, A-2, and A-3 zones (see Figure 11 – Western Weber One-Acre Full Build-out on page 32). Subtracting area's existing zoning that was keeping the area rural and country. When fields started turning into suburbs, it became clear to the community that was not the case.

Commented [TA22]: Change?

The emergence of suburban development patterns led the county to review the one-acre zoning's potential overall buildout in order to reassess the zone's actual development outcomes. The review revealed that, after subtracting area for floodplain, wetlands, and streets, the basic build-out of these zones in the unincorporated area of Western Weber is West-Central Weber was approximately 16,000 potential new dwelling units, each on their own one-acre lot. This demonstration seemed to be instrumental in reforming the public's expectation of what the one-acre zone will actually provide for the community, and the undesirable nature of large-lot suburban sprawl. (see Figure 11 – Western Weber One-Acre Full Build-out on Page XX).

It became clear to quite a few many residents that a buildout the combination of 16,000 dwelling units combined with existing emerging growth trends, it is highly likely that patterns will lead to the Wasatch Front's growing population will push people pushing into the relatively undeveloped areas of the unincorporated area. It also became clear that unless action is taken now to shape the growth into a cohesive place that provides places of lasting value, the area will fall the way that many neighboring large-lot sprawling communities have fallen: into the monotony of a cookie-cutter suburbia.

Through this public involvement and education process, several stalwart advocates of a no-growth future have since become new advocates for the smart growth planning principles found in this plan.



With that, the 2022 Western Weber General Plan set forth a path to shape the incoming growth in the West-Central Weber area.

Between 2022 and 2026 the county diligently pursued ordinance changes to help better shape incoming development in West-Central Weber. At the same time, through rezoning and development agreements, the county successfully negotiated the design and configuration of approximately 20,000 new lots/units - most master planned over hundreds of acres. At buildout, these developments will result in the preservation of approximately 600 parks and recreation acres, approximately 46 miles of public paved pathways, and a wide

variety of housing types and opportunities. The county is already seeing an increased rate of development as a result. Between 2020 and 2026, the county's agricultural one-acre zone acreage decreased approximately 9.1 percent, while the residential-zoned property increased by 114.4 percent.

TABLE 3: UNINCORPORATED WESTERN WEBER COUNTY ACREAGE BY ZONE AND ACTUAL USE DISTRICT (2022-2026)

	Acreage Zoned for Use		Actual Acreage Used		
	(2022)	2020 2026	(2022)	Change	Percent Change
Agriculture	28,493 2,118	19,497 29,188	-2,914	-9.1%	
Residential	0 1,331	2,854	+1,523	+114.4%	693%
Commercial Form-Based and Traditional Neighborhood	450	6 695	+695	N/A	
Manufacturing/Tech	0 885 9,547	1,412 9,922	+375	+3.9%	
Open Space	996	1,305	+307	+31.0%	
Commercial	116	142	+26	+22.8%	

Shoreline/Lakebed	<u>29,896</u> <u>82</u>	<u>29,896</u> <u>782</u>	<u>0</u>	<u>0.0%</u>
Forest/Undeveloped and non-greenbelt	<u>N/A</u> <u>174</u> <u>460</u>	<u>11,815</u> <u>174,46</u> <u>0</u>	<u>0</u>	<u>0.0%</u>
<u>Gravel</u>	<u>0.2</u>	<u>0.2</u>	<u>0</u>	<u>0.0%</u>
<u>Recreation Resort</u>	<u>10,326</u>	<u>10,326</u>	<u>0</u>	<u>0.0%</u>
Total Acreage:	<u>67,319</u>	<u>258,676</u>		

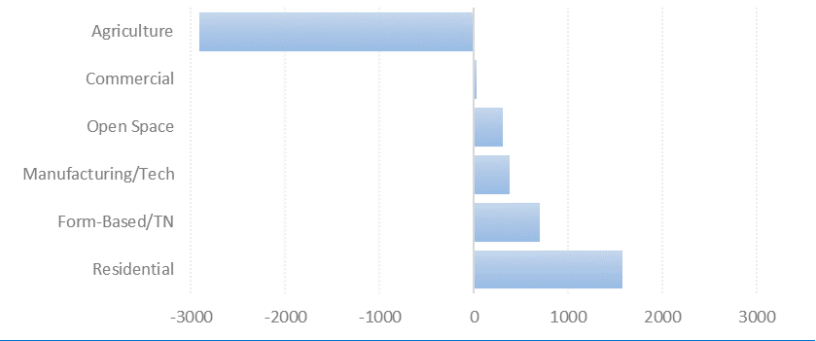
Source: Weber County ~~GeoGizmo and Weber County Assessor's Office.~~ Table excludes Uintah Highlands and unincorporated islands. GIS

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TABLE 4: UNINCORPORATED WESTERN WEBER COUNTY LAND USE ACREAGE CHANGES, 2002-2022.	Actual Acreage Used (2002)	Actual Acreage Used (2022)	20-Year Percent Change
Agriculture	28,493	19,497	-31%
Residential	2,839	4,693	65%
Commercial	3	6	100%
Manufacturing	1337	1,412	6%
Shoreline/Lakebed	29,896	29,896	0%

~~Source: 2003 West Central Weber County General Plan and Weber County Assessor's Office. Table excludes Uintah Highlands and unincorporated islands~~

Zone District Acreage Change 2020-2026



521

522 Agriculture Land Uses

523 Agricultural lands have been rapidly declining over the past two decades. According, even more so since the 2022
524 update to the 2003 general plan for the western areas of Unincorporated Weber County.

West--Central Weber County General Plan, in 2002

~~In 2020, there were approximately 28,116,32,118 acres of agricultural uses in the contagiouscontiguous unincorporated area west of the Wasatch Front. AccordingBy 2026, that acreage was reduced to data retrieved from the Weber County Assessor's Office, current agricultural land uses equal approximately 19,497 acres. This amounts to a total about 29,188. That loss of 8,619 agricultural acres in two decades, which is approximately 30.5 percent of the total agricultural acreage. Part of the loss of agricultural acreage can be attributed to the annexation of land into adjacent cities, and another part can be directly~~ attributed to the conversion of agricultural land to residential lots.

A challenge for the viability of agriculture in the area is that as many of the legacy farming families propagate, the legacy farm is divided amongst heirs. Each division makes each resulting parcel smaller, leading to less contiguous agricultural acreage. Without sufficient contiguous agricultural acreage, the local farm industry does not have the same economy of scale needed to compete with big agriculture. In turn, to make ends meet many larger landowners supplement their farm income by dividing and selling parts of their lands.

As the legacy farms are divided and dispersed, even those in the area who are still able to profit from farming are faced with the challenge of making their agricultural operations coexist in harmony with newly emerging residential subdivisions. An agricultural economy of scale needed to compete with big-agriculture requires scaled-up operations and equipment that can inadvertently slip an agricultural use into a community impact more akin to industrial operations. While the agricultural heritage of the community should be preserved, current trends will result in the waning of agricultural operations in Weber County.

East Weber Planning Area

~~The East Weber Planning Area presents a different picture. No land in this area is specifically zoned as agriculture; rather, agriculture is permitted as a use within the Forest Zones. Consistent with this zoning pattern, the area does not currently support any large-scale agricultural operations, with the exception of some existing ranching activity.~~

AGRICULTURAL PRESERVATION STRATEGIES

There are methods to support the longevity of agricultural uses in the area. First, areas that are suitable for long-term agricultural operations and sufficiently buffered from residential encroachment should be identified. Second, a program that enables the residential land rights to be moved or retired from the agricultural land in exchange for reasonable landowner compensation should be established. This will enable a landowner to supplement farm income without giving up land. To compensate the landowner for the reduction of the development rights, there are several revenue-generating options available. A locally run nonprofit land trust could be formed to raise funds for the purchase of development rights; the county could require developers to purchase a percentage of their development rights from a willing seller; or, if supported by residents, the county or another local governing entity (like a municipality or the parks district) could impose an open space tax to compensate for the retirement of development rights.

~~Another method of support is the clustering of lots in exchange for the preservation and conservation of meaningful agricultural open spaces. This is what the County's current cluster subdivision ordinance is intended to do. However, the ordinance will result in parcels that are still too small to reasonably farm, and, by the very nature of the development, exacerbate the problem by increasing housing near what may otherwise be viable agricultural operations. It seems for the cluster subdivision ordinance to support agricultural uses; a greater amount of land should be required to be preserved for agriculture—perhaps even in an area that is removed from the residential component of the development.~~

Residential Land Uses

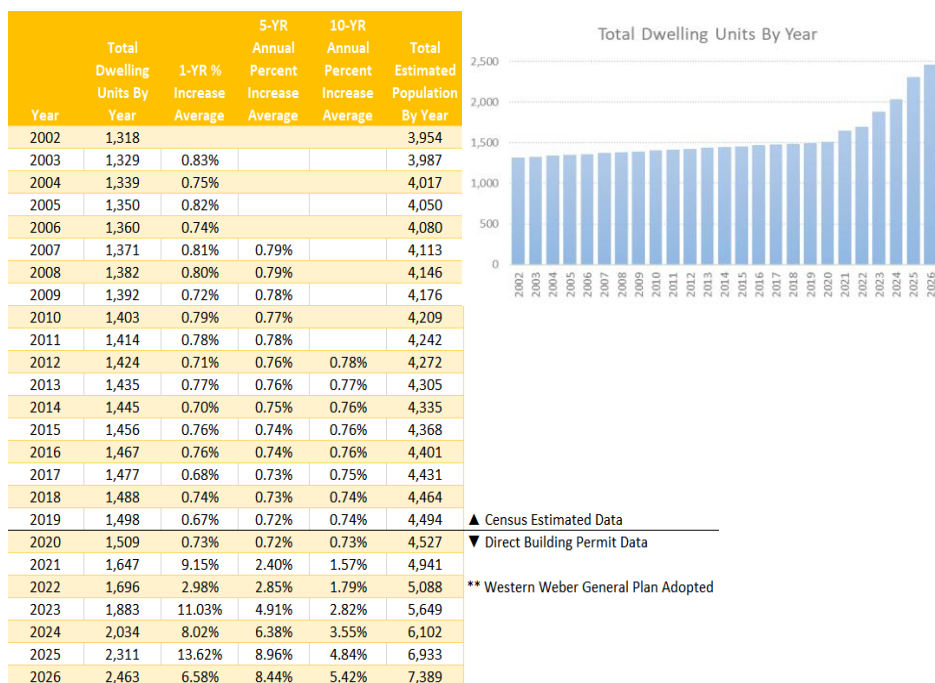
The 2003 West--Central Weber County General Plan estimated 1,318 dwelling units in 2002. County Assessor data shows that increased by 39 percent between 2002 and 2022 to 1,696. Then between 2022 and 2026 that increased 45 percent, with a total estimated 2,463 by the year's end. 30 percent in the past two decades to 1,719. Additionally,

there are more than 200 vacant residential lots on record, most of which have been recorded within the past five years. Some of the vacant lots are ready to be built on, others are still in some stage of subdivision development and will be available for building soon. Regardless, development pressures continue to mount because the supply of developable lots is insufficient to meet the housing needs of the growing population (See Table 5 – Unincorporated Western Weber Residential Unit Change, 2002-2022 on page 36).

Regardless, development pressures continue to mount because the supply of developable lots continues to be insufficient to meet the housing needs of the growing population (See Table 5 – Unincorporated Western Weber Dwelling Units By Year, 2002-2026 on page 42).

Commented [TA23]: Updated Stats??

Table 5X Dwelling Units By Year



HOUSING TYPES

VERY LARGE RESIDENTIAL LOTS

Outside of the existing resorts (Powder Mountain, Snowbasin), the East Weber Planning Area consists of zoning with five, ten, and 40-acre minimum lot areas, which includes residential land uses. These larger-zoned areas lack water, sewer, and other infrastructure and have very limited public road accessibility. As such, these areas have developed and are likely to continue to develop much more slowly than other areas of unincorporated Weber County.

The majority of the 4,693 acres land acreage held in residential land uses are large-sized residential lots of half-acre or greater. In the West-Central Weber Planning Area, most of these are at least one acre in area, while in the Uintah

Highlands most of the large-sized lots are half-acre or greater, and in the East Weber area most are five or more acres. These lots have their place in the Western unincorporated Weber Planning Area County, however, the expense they generate to demand from the County in terms of service expenditures municipal services when compared to their tax revenue is significantly disproportionate considering relative to other land-use types. Currently, to provide the level of services that the County typically provides in the Western Weber Planning Area, the cost of those services has to be supplemented by taxpayers living tax dollars from elsewhere. For the community to be financially sustainable and independent, considering the growing support for incorporation amongst land owners in the area, this land use type must be offset with revenue-generating land uses.

While smaller single-family residential lots still yield a net negative tax-base generally, they are more efficient the deficit is substantially less than large lots, and the concentration of dwelling units. When smaller lots are concentrated in proximity to transportation corridors creates, it can create a market-base for the provision of commercial services. In turn, the retail and property taxes from these commercial services can provide the necessary funding to cover the cost of services to both large and small residential lots.

The County should be cautious and thoughtful about where very large residential lots are located in relation to other land uses and market forces. The future land use map shows illustrates the intent that this large residential lot size is to standards be preserved as is in the Uintah Highlands, Ogden Canyon, and East Weber planning areas. In West-Central Weber, the land use map does not directly anticipate lots of this size, however, the current one-acre zoning will prevail unless or until land is rezoned.

**TABLE 5: UNINCORPORATED WESTERN WEBER 2002 Count 2022 Count 20 Year Percent
RESIDENTIAL UNIT CHANGE, 2002-2022.**

	2002 Count	2022 Count	20 Year Percent Change
Dwelling Units	1,318	1,696	28.7%

Source: 2003 West Central Weber County General Plan and Weber County Assessor's Office. Table excludes Uintah Highlands and unincorporated islands

Insert here: Figure X depicting housing types that this plan anticipates.

MEDIUM-TO-LARGE RESIDENTIAL LOTS

When reviewing the future land use map, the biggest proposed land acreage change is in Most of the West-Central Weber. Most of the area Planning Area is proposed to become medium-to-large residential lots. In the Uintah Highlands Planning Area, the area on the map with this designation is already mostly developed as 15,000 square-foot lots. The same or a similar development pattern should be expected for all areas with the medium-to-large residential lot designation.

Rezoning property to a zone reflective of this designation is not intended to be a by-right or free zone change. When granting a rezone to a zone that provides greater land-use rights, the outcome, whether intentional or not, is a greater or more marketable land value. One criticism of development is that it creates profits for the landowner or developer while adding costs to the community. To address this concern, a landowner or developer looking to rezone into this zone should be required to provide a public benefit that is commensurate with the benefits the landowner or developer will enjoy by developing.

Much of the residential development in the Ogden Canyon Planning Area consists of small, non-conforming lots (less than 0.5 acres) in the Forest (F-1) Zone. With the topographical constraints of developing in the Ogden Canyon Planning Area, and the lack of available land, there is minimal potential for increasing density to this area.

MIXED-USE RESIDENTIAL & MISSING MIDDLE HOUSING

The areas on the future land use map designated as mixed-use residential, are intended to create opportunities for a wide variety of housing options. The desire is to allow and encourage the market to provide for the current housing

scarcity that is currently driving up housing and real estate costs. Currently, there are more families than available housing across the Wasatch Front region. This scarcity, in turn, has created an affordable housing crisis in the planning area. Providing sufficient supply to balance the supply and demand forces will contribute to providing a better balance of housing affordability in the area.

One type of housing that is especially missing -- known as the “missing middle” -- is the type between higher density apartments/condos and single-family residences. Townhomes, connected patio homes, du-/tri-/quadplexes, and similar housing styles may provide a more palatable option for families who cannot afford a single-family residence, but do not want the lifestyle of a higher density apartment complex. Encouraging regulations that support the creation of this housing option, and ensuring the viability of long-term maintenance, will be an important component of creating a community that can provide for all stages of life and family situations.

DEVELOPMENT STRATEGIES

MASTER-PLANNED DEVELOPMENT

Utilizing the County’s current master plan development overlay zone, working with landowners to master plan large swaths of land provides community benefits that due to the economy of scale cannot usually be realized for smaller subdivisions. The county should encourage master-planned communities that create a distinct sense of place and provide for all stages of life and family situations. This will be an important factor for a developer to consider when negotiating real estate contracts. A better development yield is more likely to result in more acreage included in a development, which is then more likely to lead to a master-planned community. Being open to new opportunities to find mutual-gain solutions will provide benefits to both the future landowners in the community and as well as existing residents if negotiated correctly.

CLUSTERED DEVELOPMENT

~~The current version of the cluster subdivision code was adopted in 2017. Only two subdivisions have been approved in Western Weber under this development pattern, both meeting stiff resistance from neighbors and decision-makers due to the resulting small lot sizes. However, both subdivisions have been successful at providing significant agricultural open space contributions— which is what the leading legislative goal was when this version of the cluster code was adopted. Both subdivisions have farmers who will farm the land.~~

~~It now appears that public perception has shifted. Rather than focusing on retaining farmland, the desire expressed during the public process of this plan is to preserve large usable recreation spaces alongside new residential lots, and not focus on the preservation of agricultural uses in residential areas.~~

DENSITY AVERAGING

Density averaging is a development tool that is relatively new to the unincorporated areas of Weber County. Reducing minimum lot sizes for some lots within a development in exchange for making others being larger—leading to a, while maintaining the total number of lots that is equal to what otherwise would be allowed using under standard lot-size requirements, has proven to be a valuable tool that can yield a variety of lot size options. This variety provides the developer with the benefit of a more diversified product portfolio while offering the public the benefit of integrating more affordable lots into the same neighborhoods as more costly lots. Variety, integration, and diversification is a cornerstone of creating a balanced community of lasting value that is less likely to result in the congregation of lower-valued residences that turn into blighted and problematic neighborhoods.

RESIDENTIAL DEVELOPMENT IN UTAH HIGHLANDS.

~~One notion explored during the public involvement process in the Uintah Highlands is that if new single family residential housing is separated similar to existing development, then even if the lot areas are reduced in some locations the appearance of the neighborhoods will generally remain the same when viewed from the public street. The effect of doing this will result in the creation of shallower lots of the same or substantially similar width. The~~

market is already showing support for lots that are wider than they are deep. Homebuilders are finding that homes that occupy more street frontage tend to be more popular. This is likely because they appear larger from the street than a narrower home in the same area.

Commercial & Industrial Land Uses

COMMERCIAL USES

MIXED-USE COMMERCIAL

The areas of the future land use map designated as mixed-use commercial are intended to provide a village center in which a variety of land uses can occur nearby. There are currently (2023/2026) no mixed-use commercial uses in the planning area, although mixed use commercial is anticipated in several approved development agreements. The closest adjacent mixed-use commercial area comparable to that anticipated herein can be found in the Junction development or 25th street in Downtown Ogden City. However, it is unlikely that the mixed-use areas displayed on the future land use map will be on the same scale as Ogden's Downtown area. In each mixed-use area there should be at least one community "main street." The main street should provide retail sales, services, eateries, and related activities that make the street interesting to use. These uses should be located behind building facades that are at the level of the street and directly adjacent to the street's sidewalk, with plenty of window and door openings facing the street to capture the attention and interests of pedestrians as they engage their public spaces, browse, and shop, eat, and play.

On floors above a building's street-level commercial area, a wide variety of uses should be allowed. Most of this floor area is likely to, and should, become multifamily residential space. Congregating a dense population base in a mixed-use and walkable village center will help achieve the following:

- Concentrate the provision of governmental services for a greater number of people into a smaller footprint, thereby reducing the community's overall tax burden.
- Create a stronger property tax base that better supports the infrastructure costs of rural and suburban areas that are not in a village center.
- Create the demand for the street's commercial services, thereby building a commercial tax base.
- Facilitate the viability of public transportation to the area, creating a transit-oriented development that will raise the local street's infrastructure improvement priority for funding awards from the State or Wasatch Front Regional Council.

Other than residential uses, other uses should be allowed on floors above the building's street-level commercial area as long as the buildings are constructed in a manner that facilitates many changes in use over time, and adequately insulates the noises, smells, vibrations, etc., of other uses in the same building.

Small non-intrusive and clean manufacturing uses that do not require significant freight transport may be supportable in this area provided a retail operation is associated that sells goods produced onsite and provided that the areas of a building used for manufacturing are limited in space and set away from the public street.

A mixed-use commercial street should be designed to prioritize pedestrian and bicycle use (See Figure 19). Where pedestrians and vehicles may come into conflict it should be obvious to a driver that the pedestrian has priority.

VEHICLE ORIENTED COMMERCIAL

In contrast to mixed-use commercial areas where the streets are designed to signal pedestrian priority, the streets in vehicle oriented commercial areas are designed to shift usage priority toward vehicles. This is not to say that vehicles should have priority at all times; the streets should still focus design on safety and ease of use for the most vulnerable people in the population, including but not limited to those who do not drive, those who cannot drive, and those who have special needs protected under the Americans with Disabilities Act.

Vehicle-oriented land uses are those that are intended to provide for vehicle-related land uses. These include big-box shopping areas, gas stations, vehicle repair shops, and businesses with drive-through restaurants. Similar

Commented [RR24]: M-008, part 1 of 1. This text appears here in the corrected/published organization. It came from Chapter 3 > Vehicle oriented commercial. The original paragraph began: "Vehicle oriented commercial".

712 comparable vehicle-oriented uses can be found along 12th Street in Ogden City. Vehicle-oriented uses belong at and
713 around the intersections of arterial or collector streets.

714 Like mixed-use commercial areas, vehicle oriented commercial land uses can coincide with residential land uses,
715 provided that the ~~street level~~ street level of each building is reserved for uses that best support those traveling by
716 vehicle.

717 Areas on the future land use map designated as heavy commercial are intended to accommodate the heaviest
718 commercial uses as the land transitions westward into industrial and manufacturing uses.

[VISUAL PLACEHOLDER - PDF PAGE 42: Figure 19 - Mixed-use Commercial Street] Original visual omitted;
surrounding explanatory text is retained.

719

720

[VISUAL PLACEHOLDER - PDF PAGE 43: Image 20 - Business Park Conceptual Renderings] Original visual
omitted; surrounding explanatory text is retained.

721

722 **HEAVY COMMERCIAL**

723 Commercial uses are more intrusive than typical vehicle oriented or pedestrian oriented retail uses. They include
724 sales and services of and for heavy machinery, contractor and construction equipment, semi-industrial uses of a
725 smaller scale or impact than typical industrial uses and uses with retail or wholesale sales that are frequented by
726 specialty customers rather than the typical public retail customer, or that conduct sales primarily through shipping
727 or freight services.

728 Design, architecture, and landscaping requirements in the heavy commercial areas are generally less intense than
729 they are in vehicle-oriented or mixed-use commercial uses due to the decreased use of the area by the general
730 public. However, because these areas can quickly become blighted or unattractive without adequate investment in
731 site design, building architecture, and landscaping requirements are still important considerations within the scale
732 and context of the uses.

733 **BUSINESS OR TECH PARK LANDS LAND USES**

734 Business, tech, and innovation parks, where land uses rarely occur outdoors, are generally a low-intrusive use on
735 their neighbors as long as traffic impacts and site design, architecture, and landscaping are addressed to provide a
736 pleasant and harmonious built environment. A business or tech park can provide significant contributions toward
737 onsite public recreation and green-space investments that can tie adjoining land uses or neighborhoods together
738 through the park's campus.

739 **INDUSTRIAL USES**

740 **Industrial Land Uses**

741 **INDUSTRIAL, MANUFACTURING, INNOVATION, & TECH MEGA SITE**

742 The far western part of the ~~Western~~ West-Central Weber Planning Area, west of 8300 West, has long been planned
743 as a large industrial site. At this time, the Weber County Commissioners are pursuing certification of the area as an
744 industrial mega site by the Economic Development Corporation of Utah. The area currently zoned for manufacturing
745 uses exceeds 8,000 acres, and approximately 5,000 acres of that are owned by a single landowner.

746 Weber County desires this area to build-out as an industrial, manufacturing, innovation, and tech mega site that
747 provides jobs for current and future residents of Weber County, especially the growing population of the

Commented [RR25]: M-009, part 1 of 1. This text appears here in the corrected/published organization. It came from Chapter 3 > Heavy commercial. The original paragraph began: "Heavy commercial".

Commented [RR26]: M-010, part 1 of 1. This text appears here in the corrected/published organization. It came from Chapter 3 > Business or Tech Park land uses. The original paragraph began: "Business or Tech Park land uses". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

~~Western~~West-Central Weber Planning Area. To attract diverse employers that offer a wide range of jobs and salaries, the area should be designed in a manner that is attractive and well kept; similar to Ogden City's newer BDO facilities.

The area should have a layout that is truck-traffic friendly while also providing opportunities for employees to walk to local food establishments or enjoy the outdoors during breaks.

The intensity of allowed manufacturing or industrial operations should decrease generally from west to east, and fade into heavy commercial buffering 8300 West. This transition will offer a buffer between residential uses and incompatible heavy manufacturing uses.

MINING & GRAVEL EXTRACTION

Mining, gravel extraction, and other mineral resources are addressed in Chapter 8: Environment & Resource Management.

Recreation Resort Land Uses

In the East Weber Planning Area there is approximately 3600 acres in the Destination and Recreation Resort Zone (DRR-1). The two resorts (Snowbasin and Powder Mountain) hold a combined 5,300 master-planned units that can be built with no further discretionary/legislative approval. This development potential will gravitate toward short-term rentals and second homes. These uses are tied directly to the recreation and resort amenities and opportunities located within the DRR-1 Zone, as well as the recreation opportunities in the surrounding areas and cities.

Open Space Land Uses

[VISUAL PLACEHOLDER - PDF PAGE 45: Image 22 - Recreation Open Space] Original visual omitted; surrounding explanatory text is retained.

[VISUAL PLACEHOLDER - PDF PAGE 45: Image 23 - Wetlands Open Space] Original visual omitted; surrounding explanatory text is retained.

Open space land uses include natural open space, parks and recreation, and agriculture. Natural open space also includes residential lots at densities of at least five acres. More about Parks and Recreation can be found in Chapter 7, and more about agriculture can be found earlier in this chapter.

There are large areas of land in the northwestern, and southwestern, and eastern parts of the planning area that are unincorporated Weber County are lands currently owned by the State of Utah and generally maintained as natural open space. The area to the northwest contains much of the Little Weber River inlet to the Great Salt Lake. The area to the southwest encompasses much of the land around Ogden Bay, which is generally the inlet to the Great Salt Lake from the Weber River. Both areas have valuable bird nesting habitat. The State governs the areas with a resource management plan. More about Resource Management in the planning area can be found in Chapter 8.

There are private lands surrounding the state-owned lands that may also provide valuable contributions to migratory wetland birds. In addition, due to a fairly high-water table throughout the area, there are other private lands that have or once had wetlands.

The Army Corps of Engineers have mapped significant wetlands near the Weber and Little Weber Rivers, as well as in other areas in West-Central Weber. In order to develop wetlands, the land owner is often required by the Army

Corps to compensate for the loss by creating more wetlands in areas valuable for wetland conservation. Creating a wetland bank, or land that can be used to create wetlands to compensate for other wetland losses, near lands

maintained by the state for bird nesting habitat will help facilitate an orderly development of land while also boosting the protection of waterfowl. The County should find opportunities to work with landowners near bird nesting areas to provide for wetland banking.

SMART GROWTH PLANNING

The East Weber Planning Area contains approximately 175,000 acres of undeveloped areas in the Forest and Open Space Zones. The majority of this acreage is federal and state-owned land. These open spaces contribute to the recreational opportunities available in this Planning Area and are crucial to the character of the East Weber Planning Area. Development in this Planning area should encourage development designs that preserve natural open space, wherever possible.

Smart Growth Planning

As the community grows it has an opportunity to champion smart growth principles without being excessive or overly burdensome.

Smart growth principles usually require more thoughtful development patterns that more effectively consider the needs of the greater good. They are often more expensive to implement and as such are not typically volunteered by a developer or otherwise stimulated by private market forces. Often, the government's application of smart growth principles can appear to be a governmental overreach in its impact on the free market.

However, the position the planning area is in at this time essentially defies that appearance. By enabling new densities above those already entitled to the land, the County is enhancing the value of new development; a value that would not otherwise be available to the landowner. As long as the smart growth principles that are applied to new development do not substantially negate this new value, the net outcome still results in a positive, profitable margin to each land owner.

The following smart growth principles are relevant to every community in Weber County, but likely most relevant to West-Central Weber.

PRINCIPLES

1. STREET CONNECTIVITY

Today there are relatively few streets in the unincorporated areas. As can be observed in the Uintah Highlands, optimally planned street connectivity can easily fall by the wayside when an area develops one parcel at a time.

The best connections for streets are four-way intersections. They offer the most efficient connections for adjoining neighborhoods and tend to provide a more logical and directional street layout that is easier to use. Cul-de-sacs are unsurprisingly the least efficient and should be avoided in smart growth development. In 2018, the Wasatch Front Regional Council funded the creation of a street connectivity policy based on the potential development of West-Central Weber. That policy can be observed in Appendix C.

2. PATHWAY & TRAIL CONNECTIVITY

Street connectivity is an important smart growth principle, and pathway, trail, and sidewalk connectivity is an even more important principle. If a community is designed to focus transportation resources only on vehicles, then the residents of that community are only given one safe choice.

Strong pathway and trail connectivity considers that human nature leads to the use of paths of least resistance. Pathway connectivity should occur more frequently than street connectivity. More regarding pathway design and connectivity can be found in Chapter 5: Transportation.

Commented [RR27]: M-011, part 1 of 1. This text appears here in the corrected/published organization. It came from Chapter 3 > Smart growth planning, after the introductory discussion. The original paragraph began: "Street connectivity.". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

Commented [RR28]: M-012, part 1 of 2. This text appears here in the corrected/published organization. It came from Chapter 3 > Smart growth planning, pathway heading before open-space heading. The original paragraph began: "Pathway and trail connectivity.". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

3. OPEN SPACE & RECREATION FACILITIES

Providing for the emotional, mental, and physical wellbeing of residents is another smart growth principle. Communities with plenty of open space and recreational opportunities tend to have lower crime rates, better overall physical health, better social connections, and a better and more meaningful quality of life. More regarding open space and recreation can be found in [Chapter 4: Parks & Recreation](#).

4. DARK SKY CONSIDERATION

Although finding relief from skyglow resulting from the adjacent urbanized Wasatch Front may be a challenge, many residents of West-Central Weber expressed their desire to preserve the appearance of the night sky as it is now. If new development in the area follows the same dark sky regulations already applicable in the Ogden Valley, then future residents might be able to enjoy star gazing like current residents can. At the very least, adopting dark sky regulations will help keep new development from creating additional skyglow. The Wasatch Front’s ever increasing skyglow is already threatening the North Fork Park’s Bronze status as designated by the International Dark Sky Association.

5. CULINARY AND SECONDARY WATER CONSERVATION PLANNING

Utah is the second most arid state in the United States. [AsDuring the severe drought conditions of summer-2022](#), 99.4 percent of the state [iswas](#) in a severe drought [status](#), which is a D2 category drought on a five-category scale (D0 – D4). Almost 70 percent of the state hit the worst drought category, a D4 – Exceptional Drought, during the 2020–2021 winter season. [In 2026, Utah is again experiencing significant drought conditions](#). Water conservation should be one of the highest priorities when considering new growth in the planning area. At the forefront of the planning area’s water concerns is how little coordination is occurring between culinary water providers and secondary water providers. Weber County does not provide water services in the planning area and has very little regulatory² authority, if any, over the various culinary and secondary water service providers. The best future outcome for the growing area is for all of the water resources to be managed by as few entities as possible. This will provide the most consistent approach to water planning and services for the area. In addition, to preserve water during drought conditions to be used where it is critically needed, secondary water uses should be minimal. Learning from the outdoor water uses of the greater Phoenix area may serve the planning area well. More on water planning and conservation can be found in [Chapter 7 Utilities and Services](#).

[VISUAL PLACEHOLDER: PDF PAGE 48, Figure 25: Drought Categories](#)

[VISUAL PLACEHOLDER: PDF PAGE 48, Figure 26: 2022 Utah Drought Conditions Map](#)

6. EMISSIONS & AIR QUALITY

While planning for growth county leaders should be cognizant of the impact that new buildings and cars have on air quality. Not only will better street efficiencies help reduce air pollution as previously mentioned (approximately 42 percent of air pollution results from automobile uses), increasing the efficiency of buildings will further help reduce pollution sources. Approximately 30 percent of the area’s poor air quality is created by residential and residential supporting uses.³

7. RENEWABLE ENERGY

Supporting the local electrical grid with renewable resources will help the area become more energy independent. While it is unlikely the area will ever be fully energy independent, energy resources to provide for an increasing

Commented [RR29]: M-012, part 2 of 2. This text appears here in the corrected/published organization. It came from Chapter 3 > Smart growth planning, pathway heading before open-space heading. The original paragraph began: “Open space and recreation facilities.”. The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

² Drought.gov. April 19, 2012. Current U.S. Drought Monitor Conditions for Utah. Retrieved on April 21, 2022 from <https://www.drought.gov/states/utah#:~:text=Drought%20in%20Utah%20from%202000%E2%80%93Present&text>

³ Utah Department of Environmental Quality. June 10, 2019. Taking Stock of Emissions in Utah. Retrieved on April 21, 2022 from <https://deq.utah.gov/air-quality/taking-stock-of-emissions-in-Utah>

population is and will continue to become more important. As one of the most arid states in the nation, the solar index of the planning area is also optimal for photovoltaic power generation. Solar generation should be a consideration when the county considers development proposals that seek above the zone's minimum allowance.

Goals, Principles & Implementation Actions

LAND USE: RESIDENTIAL

GOAL 1 – RESIDENTIAL LAND USE:

As residential growth occurs, a goal of Weber County is to ensure it is deliberately and thoughtfully planned in patterns that support efficient organization of infrastructure and services, provide for a variety of housing options and familial situations and, in tandem with **Transportation Goal 1**, is implemented in a manner in which infrastructure keeps pace with growth rather than stimulating leap-frog development patterns.

LAND USE PRINCIPLE 1.1:

Areas **planned/mapped** for very large residential lots should be the areas that are on the general periphery of sewer services but too far removed at the time of their development to justify extending sewer to the lot(s).

Land Use Action Item 1.1.1: In areas planned for very large residential lots, a lot that is less than 20,000 square feet should not be allowed.

LAND USE PRINCIPLE 1.2:

Areas planned for medium-to-large residential lots should be the areas that have access to sewer services or, with the installation of sewer infrastructure at the sole expense of the developer, can be given access to sewer services.

Land Use Action Item 1.2.1: In areas planned for medium-to-large residential lots, the County should consider rezoning property to allow 15,000 square-foot lots on average. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer in a manner that best suits the community. **See also Land Use Principle 1.4.**

Land Use Action Item 1.2.2: Smaller lot sizes in areas planned for medium-to-large residential lots could be allowed in master-planned communities, lot averaged subdivisions, connectivity incentivized subdivisions, cluster or conservation subdivisions, and other development types if they implement exemplary smart-growth principles, as provided in **Land Use Action Item 1.4.6**. There may be benefit to encouraging and incentivizing large acreage master planned development with additional density based on commensurate public benefit both inside and outside of the proposed master plan. Additional density should be considered to provide this incentive.

Land Use Action Item 1.2.3: In the Uintah Highlands, if located along a major neighborhood or minor collector street, lot width requirements should be at least 100 feet to cut down on street access.

LAND USE PRINCIPLE 1.3:

In areas planned for mixed-use residential, as illustrated on the Map 5: Future Land Use, a variety of housing types and lot designs should be allowed.

Land Use Action Item 1.3.1: Create a mixed-use residential zone, or similar development regulatory tool such as a form-based code, that allows a wide variety of housing options. A variety of housing options can be created by substantially reducing lot development standards, allowing more than one residential unit per lot, allowing zero or very low side-yard setbacks, and increasing building height allowances. Establish building height allowances that are sensitive to the surrounding existing and planned land use and development.

Land Use Action Item 1.3.2: With the creation of the mixed-use residential zone or similar, create two-, three-, four-, and multi-family building design standards that will support context-appropriate scale and help avoid unsightly appearing mobile-home or tiny-home developments. Ensure a building's wall massing and vertical

and horizontal lines, contours, and edges are broken at certain intervals to avoid buildings that appear plain and uninteresting. Continue to support a minimum width requirement for a single-family dwelling.

Land Use Action Item 1.3.3: Create a development tool such as, or similar to, a planned unit development that will enable administrative approval of a wide variety of housing types, styles, and options.

Land Use Action Item 1.3.4: In tandem with **Land Use and Action Item 4.1.3**, establish a program in which residential density can be increased if the developer purchases an agricultural conservation easement in areas shown on the future land use map as planned for agriculture. Establish the densities that will be authorized when creating the program and related ordinance.

LAND USE PRINCIPLE 1.4:

Smart-growth principles should be implemented before or in tandem with **residential** rezones being approved. Regardless of the land use designation on the Future Land Use Map, the County should not entitle new density without the overarching guidance of some or all smart-growth principles, as deemed desirable.

Land Use Action Item 1.4.1: Amend the subdivision ordinance to create a basic smart-growth implementation policy prior to making significant changes to the zoning map.

Land Use Action Item 1.4.2: A rezone request that will yield twice as many residential housing units ~~than~~ as the current zone allows, including mixed-use and vehicle-oriented commercial, should only be considered with a concept plan that demonstrates smart-growth principles.

Land Use Action Item 1.4.3: A rezone that is adopted contingent on the successful execution of a concept plan should be reverted to the prior zone if the development does not come to fruition within a specified period of time.

Land Use Action Item 1.4.4: Implement street infrastructure that is designed to a human scale instead of designed to necessitate automobile use. See **Transportation Goal 6** for more details.

Land Use Action Item 1.4.5: Outdoor watering needs should be minimized. Require pressurized secondary systems separate from culinary and firefighting systems. Require low-flow and drip irrigation systems, and allow no more than 5,000 square feet, or 25 percent, whichever is greater, of a residential lot to be turfgrass. See also **Utilities and Services Goal 1**.

Land Use Action Item 1.4.6: Density allowances in addition to those contemplated by **Land Use Action Item 1.2.1** should be considered for the implementation of exemplary smart growth development principles. Exemplary smart growth should include all of the following, among others deemed important by the County at the time of the rezoning. Provision of the following should go above and beyond typical requirements.

1. Provisions for a wide variety of housing options;
2. Use of lot-averaging to create smaller lots/housing that responds to needed moderate-income housing;
3. Strong trail network with excellent trail connectivity that prioritizes bicycling and pedestrians over vehicles;
4. Strong street connectivity and neighborhood connections that avoid the use of cul-de-sacs or dead ends;
5. Large and meaningful open space areas with improved parks, recreation, etc.;
6. Homes that have higher efficiency ratings than required by local building codes;
7. Homes that have solar-paneled rooftops and watt-smart compliant batteries;
8. Provisions that create attractive communities for the long term and that create a distinctive sense of place.
9. Use of transferable development rights from agricultural lands identified for protection.

~~• **Land Use Action Item 1.4.7:** Repeal the use of the cluster subdivision code from the Western Weber Planning Area. Adopt a new park amenitized subdivision tool applicable to areas designated for medium to large residential lots that requires meaningful park space and park improvements. Such an ordinance may consider the following:~~

- ~~10. Require no less than 50 percent open space donation.~~

- ~~11. On the remaining 50 percent, reduce the lot size requirement to an average of 50 percent of the zone's minimum.~~
- ~~12. Allow no more than 50 percent of the lots to be reduced to a size that equals 25 percent of the zone's minimum.~~
- ~~13. Only allow residential lot or unit bonuses for preservation of at least 20 acres of recreational open space, or another open space area that provides a community benefit.~~
- ~~14. Require the open space be developed as a public park and donated to the park district or other jurisdictional agency for operations and maintenance. If no park is desirable or acceptable at the time, then allow the open space to be either owned and operated by the subdivision's homeowner's association, or held privately as preservation or conservation land. Encourage third party conservation easement ownership.~~
- ~~15. Instead of preserving open space in the same subdivision, allow a proportionate acreage to be donated and improved as public park space elsewhere within half mile of the subdivision, as may be desired by the park district.~~

Land Use Action Item 1.4.8~~Land Use Action Item 1.4.7~~: To encourage a variety of housing options, lot-averaging requirements should be amended to allow lots that are no less than 50 percent of the minimum lot area and width allowed in the development, provided the total number of lots equals the same average density otherwise allowed.

Land Use Action Item 1.4.9~~8~~: Reduce the county's flag lot standards to be no less than twice the area otherwise required for a lot in the development (this area should ~~excluding~~~~exclude~~ the flag stem of the lot). A flag lot should not be counted toward lot averaging calculations.

LAND USE PRINCIPLE 1.5:

Buffer uses that are dissimilar or will be disharmonious adjacent to each other.

Land Use Action Item 1.5.1: As provided on the Future Land Use Map, provide land use buffers between dissimilar uses. Commercial areas should be buffered from single-family residential areas with mixed-use residential. Heavier commercial or manufacturing uses should be buffered from residential uses with uses that gradually increase in intensity.

LAND USE: COMMERCIAL & INDUSTRIAL

GOAL 2 – COMMERCIAL:

In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation of a community village that offers a wide variety of multi-family housing and commercial opportunities, and focuses on attractive building, site, and street design more than land uses.

LAND USE PRINCIPLE 2.1:

Oversaturating an area with commercial zoning without the population-base needed to support it is most likely to result in sprawled vehicle-oriented commercial developments dotted around the community. Steer appropriate commercial land uses to walkable village areas before considering commercial zoning outside the villages.

Land Use Action Item 2.1.1: Except for compelling public interests otherwise, do not undermine the creation of walkable villages by allocating commercial zoning outside of the walkable village areas ahead of market demands.

Land Use Action Item 2.1.2: After applying an initial commercial zone to an identified village area, maintain a slight scarcity of commercial acreage. This scarcity will help motivate incoming commercial services to be located in the commercial villages. In turn, the congregation of commercial services in village areas will result in a shared economic benefit for all of the village's businesses.

Commented [RR30]: M-013, part 1 of 1. This text appears here in the corrected/published organization. It came from Chapter 3 > Goals, Principles & Implementation Actions > Commercial. The original paragraph began: "Land Use Principle 2.2, Commercial: In areas planned for mixed-use commercial, provide zoning or...". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

997 LAND USE PRINCIPLE 2.2:

998 In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation
999 of a community village that offers a wide variety of multi-family housing and commercial opportunities, and
1000 focuses on attractive building, site, and street design more than land uses.

1001 **Land Use Action Item 2.2.1:** Enable the creation of a mixed-use commercial regulatory tool in areas generally
1002 depicted in Map 5: Future Land Use. Consider using a form-based code to help shape the general appearance
1003 of buildings and provide appropriate street design requirements. Explore the form and function of each area
1004 during the small area planning specified in **Community Character Action Item 2.1.1**. See also **Land Use Action**
1005 **Item 2.3.1**.

1006 **Land Use Action Item 2.2.2:** Ensure that residential development does not overwhelm or undermine future
1007 street-level commercial opportunities. Consider building setbacks for residential buildings that preserve street
1008 frontage for future street-level commercial buildings and uses.

1009 **Land Use Action Item 2.2.3:** Ensure development regulations provide for pedestrian priority in these areas.
1010 Design streets in a manner that signals to drivers that pedestrians are present and have priority use of the
1011 street. Ensure site plans provide efficient and direct pedestrian access to businesses and buildings from the
1012 street right-of-way.

1013 LAND USE PRINCIPLE 2.3:

1014 In areas planned for vehicle-oriented commercial land uses, provide zoning or other regulatory tools that better
1015 support the creation of vehicle-oriented commercial opportunities, but still allow residential opportunities
1016 above the first story. Automobile oriented areas should not be designed as automobile dependent communities.

1017 **Land Use Action Item 2.3.1:** Enable the creation of vehicle-oriented commercial land uses in areas generally
1018 depicted in the Map 5: Future Land Use. In concert with mixed-use commercial **Land Use Action Item 2.2.1**
1019 consider using a form-based code to help shape the general appearance of buildings and provide appropriate
1020 street design requirements. Explore the form and function of each area during the small area planning
1021 specified in **Community Character Action Item 2.1.1**.

1022 **Land Use Action Item 2.3.2:** Design streets in a manner that signals to drivers that pedestrians may be present.
1023 Balance the need for street thoroughfare efficiencies and pedestrian safety. Ensure site plans provide efficient
1024 and direct pedestrian access to businesses and buildings from the street right-of-way.

1025 LAND USE PRINCIPLE 2.4:

1026 In areas planned for heavy commercial land uses, rezone properties to a commercial zone that supports the
1027 heaviest types of commerce in the industry. Heavy commercial may include retail operations, but it is also
1028 intended to provide a transitional zone between vehicle-oriented commercial uses and light manufacturing
1029 uses. Most heavy commercial does not fit harmoniously next to mixed-use or multi-family housing.

1030 **Land Use Action Item 2.4.1:** Rezone properties depicted on the Future Land Use Map as heavy commercial to
1031 a commercial zone that supports the heaviest types of commerce in the industry.

1032 **Land Use Action Item 2.4.2:** Buffer heavy commercial from residential uses by utilizing natural or man-made
1033 features to create a hard edge between the two, or by placing a zone between them that can exist in harmony
1034 with both, such as an office or tech park, open space, or agriculture.

1035 GOAL 3 – BUSINESS, TECH, & INDUSTRY:

1036 As part of the County's economic growth strategy, the County will pursue options to bring basic sector jobs to the
1037 area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech,
1038 innovation jobs, industrial, and manufacturing jobs.

Commented [RR31]: M-013, part 1 of 1. This text appeared here in the original draft. In the corrected/published organization, the corresponding text appears at Chapter 3 > Land Use: Commercial & Industrial > Goal 2. The destination begins: "In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable t..."

1039 LAND USE PRINCIPLE 3.1:

1040 Provide reasonable locations for basic sector jobs to be located. Encourage the creation of an industrial mega
1041 site and pursue opportunities to bring in tech-oriented jobs.

1042 **Land Use Action Item 3.1.1:** Enable the creation of an industrial mega site west of 8300 West. Ensure adequacy
1043 of land use separations between industrial and manufacturing uses and residential and mixed-use commercial
1044 areas. Separate heavy manufacturing and other types of manufacturing/industrial uses. Create commercial
1045 design standards for areas other than heavy manufacturing that will generate an attractive business area.

1046 **Land Use Action Item 3.1.2:** Provide adequate locations for an office or tech park. As provided in **Land Use**
1047 **Action Item 2.4.2**, because of the quiet nature of an office or tech park, this use can buffer heavier commercial
1048 or industrial uses from residential or mixed-use village areas.

1049 **LAND USE: AGRICULTURE**

1050 **GOAL 4 – AGRICULTURE:**

1051 Agricultural uses should be located in appropriate areas that are harmonious with adjacent land uses.

1052 LAND USE PRINCIPLE 4.1:

1053 Areas planned for agricultural land uses should be land that is removed from sewer infrastructure, but are prime
1054 for agricultural pursuits.

1055 **Land Use Action Item 4.1.1:** In areas planned for agriculture, encourage a lot or parcel to be no less than two
1056 acres.

1057 **Land Use Action Item 4.1.2:** Larger lots or parcels should be incentivized by creating a transferable or
1058 purchasable development right overlay ordinance or similar program and applying it to land that is prime for
1059 agricultural crop production as opportunities arise.

1060 **Land Use Action Item 4.1.3:** In tandem with **Land Use Action Item 1.3.4**, establish a program in which
1061 residential density can be increased if the developer purchases an agricultural conservation easement in areas
1062 shown on the future land use map as planned for agriculture. Establish the densities that will be authorized
1063 when creating the program and related ordinance.

1064 **Land Use Action Item 4.1.4:** Where the agricultural protection area is depicted on the Future Land Use Map,
1065 create incentives to landowners for keeping the land in agricultural production and for keeping it contiguous
1066 to other agriculturally protected lands. Work with landowners to convert their agricultural protection areas to
1067 agricultural conservation areas. Encourage the creation of a local nonprofit land trust, or work with another
1068 existing land trust, to secure conservation easements on these parcels. When possible and practical,
1069 discourage residential development that interrupts the contiguity or potential contiguity of agricultural
1070 operations.

1071 [VISUAL PLACEHOLDER - PDF PAGE 60: Image 27 - Light (Neighborhood) Agriculture] Original visual omitted;
surrounding explanatory text is retained.

[VISUAL PLACEHOLDER - PDF PAGE 60: Image 28 - Heavy (Commercial) Agriculture] Original visual omitted;
surrounding explanatory text is retained.

1072

1073 LAND USE PRINCIPLE 4.2:

1074 Heavy and medium intensity agricultural uses should only be allowed in areas designated for agriculture on the
1075 Future Land Use Map, or as otherwise mapped during small-area planning specified in **Community Character**
1076 **Action Item 2.1.1**.

1077 **Land Use Action Item 4.2.1:** Encourage new agricultural pursuits to be located in areas planned for agriculture.
1078 **Land Use Action Item 4.2.2:** During small area planning, as provided in Community Character Item 2.1.1,
1079 identify with farm operators the lands that should be preserved for agricultural uses. In concert with **Land Use**
1080 **Principle 5.1**, pursue a transfer or purchase of development rights program to permanently remove the density
1081 from the farmland and transfer it into village areas or other more appropriate areas.

1082 LAND USE PRINCIPLE 4.3:

1083 Light agricultural uses should be encouraged and preserved in residential areas.

1084 **Land Use Action Item 4.3.1:** Encourage and support the preservation of light agricultural uses in residential areas,
1085 provided the agricultural uses are operated and maintained in a manner that is keeping with the quiet peace
1086 and enjoyment of the area. This may include hobby farming and community gardens, but should not include
1087 agricultural uses that use chemical sprays, require night operations, or use equipment larger than is typical for
1088 a residential street lane.

1089 **LAND USE: OPEN SPACE**

1090 **GOAL 5 – OPEN SPACE:**

1091 Provide for the health, well-being, and community character by fostering the creation of preservation,
1092 conservation, and appropriate maintenance of valuable open spaces. (See also Chapter 6 Parks and Recreation).

1093 LAND USE PRINCIPLE 5.1:

1094 Encourage the grass-roots creation of a local land trust to purchase the development rights from a landowner's
1095 property, and place a permanent and perpetual no-build easement on it.

1096 • **Land Use Action Item 5.1.1:** Encourage the grass-roots creation of a local land trust to purchase the
1097 development rights from a landowner's property, and place a permanent and perpetual no-build easement
1098 on it.

1099 **Land Use Action Item 5.1.2:** Create a transferable development rights program in which bonus densities are
1100 offered to a developer for purchasing development rights from a large landowner. Create a means of
1101 prioritizing lands most critical to protect.

1102 **Land Use Action Item 5.1.3:** Continue to monitor the public's support for the creation of a special assessment
1103 tax to compensate farmers for not developing.

1104 LAND USE PRINCIPLE 5.2:

1105 Open space areas within residential areas should be provided as a means of breaking up development, providing
1106 recreational opportunities, and enhancing visual aesthetics of a neighborhood. See also **Parks and Recreation**
1107 **Principle 1.3** and applicable Parks and Recreation Action Items.

1108 LAND USE PRINCIPLE 5.3:

1109 Provide a regional parks and trails system along the Weber River. See **Park and Recreation Goal 1** for more
1110 information.

1111 LAND USE PRINCIPLE 5.4:

1112 [Pursue opportunities for open space preservation and recreation in tandem with recreation opportunities that](#)
1113 [allow for trails and parks.](#)

1114 [LAND USE PRINCIPLE 5.5:](#)

1115 Natural open lands should be preserved for their natural resources and support local wildlife.

Land Use Action Item 5.45.1: Support the use of floodplain areas as natural parks. Natural parks should remain predominantly native, but walkways, benches, interpretive signage, and other improvements that provide a public use benefit should be considered.

Land Use Action Item 5.45.2: Support the creation of a wetland preservation area in one or more of the parks to allow for wetland mitigation under Army Corps of Engineers requirements.

Land Use Action Item 5.45.3: Continue to support the preservation of the lakeshore area as an open space and wildlife habitat.

GOAL 6 – MINING & MINERALS:

See **Environment and Resource Management Goal 5.**

VISUAL PLACEHOLDER – PDF PAGE 63, Map 4 – Unincorporated Weber County Planning Area, west of Ogden Canyon Overall Land Use Map

VISUAL PLACEHOLDER – PDF PAGE 64, Map 5 – West-Central Weber Future Land Use

VISUAL PLACEHOLDER – PDF PAGE 65, Map 6 – Uintah Highlands Future Land Use

CHAPTER 4 DEMOGRAPHICS & HOUSING

VISION

The residents of Unincorporated Weber County recognize that housing attainability is essential to the stability of sustainable communities. Residents want housing options that provide for the housing needs and desires of a diverse, vibrant, and inclusive population. Residents recognize that current housing options and supply are so constrained that housing affordability is becoming unattainable for newer families that are less economically established, as well as the aging population that might be on fixed incomes. Housing choices should be attainable for people at various incomes, ages, and stages of life. Locating higher housing densities in close proximity to walkable village areas and better transportation options will help secure access to opportunities for many, and providing other areas in which medium and large-lot single-family neighborhoods can organically evolve will provide for the rest.

The residents of the Western Weber Planning Area recognize that housing attainability is essential to the stability of sustainable communities. Residents want housing options that provide for the housing needs and desires of a diverse, vibrant, and inclusive population. Residents recognize that current housing options and supply are so constrained that housing affordability is becoming unattainable for newer families that are less economically established, as well as the aging population that might be on fixed incomes. Housing choices should be attainable for people at various incomes, ages, and stages of life. Locating higher housing densities in close proximity to walkable village areas and better transportation options will help secure access to opportunities for many, and providing other areas in which medium and large-lot single-family neighborhoods can organically evolve will provide for the rest.

Existing & Projected Conditions

This chapter is intended to satisfy the State of Utah's requirement to provide a moderate income housing plan for the planning ~~area~~^{area}. It also provides a glance of the demographics of the planning area, as well as housing characteristics that go beyond the minimum moderate income housing provisions. A county-wide review of existing conditions and projected trends can be found in **Appendix 3C**. A moderate income household is a household that earns 80 percent or less of the county's median household income.² Moderate income housing is housing that the moderate income household can afford. Affordability has been determined by industry standard to equal 30 percent or less of the annual household income. For the moderate income analysis in this chapter, the county's median household income was applied to ~~the Western Weber Planning Area to~~ discover the number of moderate income households and the availability of moderate income housing stock.

In the Ogden Canyon and East Weber Planning Areas, the demographic information is incomplete. Ogden Canyon is near buildout, and East Weber is primarily zoned for larger lots (5, 10, 40 acre minimum). With the lack of water and sewer infrastructure in these areas, it is assumed that development will continue to occur one lot at a time. The population for these areas is not projected to grow near the same rate as that of West-Central Weber.

DATA SOURCES & METHODS

A typical and predictable method of analyzing demographics and housing data is by using specific geographic boundaries as designated by the U.S. Census Bureau. Unfortunately, there are not census designated geographies that isolate data for ~~the Western~~^{any of unincorporated} Weber ~~Planning Area or subarea therein~~^{County's areas}. To analyze existing conditions and provide estimated projections that are specific to the geography ~~of the planning~~

area, information must be extrapolated from a variety of sources ~~must be used~~. Because each source has its own unique method of aggregating data, the data will have varying results when used together.

In addition to the unique challenges of not having specific census geography, the COVID-19 pandemic has created severe limitations in collecting complete and/or accurate information for the 2020 Census. Thus, when we rely on census data, it is data that comes from the American Community Survey.

Complicating data analysis further, the Wasatch Front area is in the midst of a housing supply shortage which has caused housing prices to dramatically increase over the last few years. Combining old demographics and housing data with current conditions creates a wide degree of variance when it comes to projecting future trends. In an attempt to adjust for this variance, the analysis herein applies a multiplier to both household income and housing values that better reflects the accuracy of existing conditions.

Nonetheless, the data presented in this chapter, however varied or incomplete as it may be, still provides valuable clues to the bigger picture of what has and will continue to occur in the area.

In part, population, household, and housing unit data for West-Central Weber comes from the Wasatch Front Regional Council's Real Estate Market Model (REMM). This model uses a combination of county parcel data, U.S. Census Bureau data, and aerial imagery analysis and provides estimates for the exact geographies of West-Central Weber and the Uintah Highlands.

For the other part, this chapter uses parcel data created and managed by the Weber County Assessor's office.

Lastly, this chapter uses several census tracts to review growth trends. Generally, these tracts include area within an adjacent city. If a city's trends and patterns are not similar to those of the unincorporated area, inclusion of it will skew the data to some degree.⁴

Due to these data analysis constraints, none of the unincorporated islands spotted throughout the incorporated cities were included.

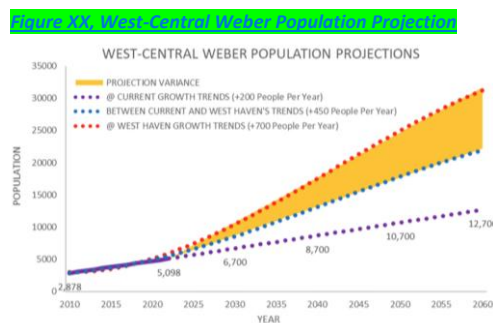
Population Characteristics

PLANNING AREA SNAPSHOT

NOTE: This section does not include the smaller islands ~~of~~in the ~~Western unincorporated areas of~~ Weber Planning AreaCounty that are interspersed among incorporated places, ~~or Ogden Canyon and East Weber due to limited data collection~~.

WEST-CENTRAL WEBER PLANNING AREA

The population in the West-Central Weber Planning Area, the population has grown rapidly over recent years (see Figure 29.18, ~~West-Central Weber Population Projections~~). It grew about 39 percent between 2010 and 2020, compared to a 13 percent increase in the countywide population. In 2019, approximately 4,005,110 people lived in this area, and based on the area's 2022 number of dwelling units and the average household size of 3.21, there were an estimated 5,100 people in



⁴ U.S. Census Bureau data presented here are for Census tracts 2104.03, 2104.04, and 2105.05 (2010 & 2020 geography).

~~West-Central Weber at the time of this plan's adoption. Stated another way, West-Central Weber grew approximately 200 people per year between 2010 and 2022. If this trend continues, the area will have approximately 10,700 people by 2050. That would mark a 167 percent increase from 2019's population, 700 people in West-Central Weber. Because there are 150-250 dwelling units being added to the area annually, as further explained in the Housing Characteristics section of this chapter, at current trends there could be anywhere from 24,000-25,000 people in the area by 2060.~~

~~Current trends might not be telling the whole story about the potential for growth in the area. It should be noted that the neighboring West Haven City is growing significantly faster. Over this same 12-year period, West Haven City's population grew by approximately 700 new people per year. Given the recommended land use designations provided on Map 5: Future Land Use and their likeness to some of the land uses in West Haven City, and given that the characteristics of land in the West-Central Weber area are similar to those in West Haven City, it is reasonable to foresee a similar rate of growth in West-Central Weber. Adding 700 people per year to the current West-Central Weber population would result in a population of approximately 11,188 by 2032 (a 167 percent increase), and a population of approximately 30,788 by 2060.~~

UINTAH HIGHLANDS PLANNING AREA

~~Population trends in the Uintah Highlands Planning Area, population trends in Uintah Highlands do not follow a similar pattern (See Figure 30XX, Uintah Highlands Population Projections). In 2019, 1,832 people lived in this area, and estimates put 2022's population at 1,896. Growth is predicted not likely to rise quickly, although not increase as rapidly as in West-Central Weber. Uintah Highlands may grow to 2,400 people by 2060, a 30 percent increase from 2019.~~

RACE & ETHNICITY

As shown in Figure 31 - Race & Ethnicity Breakdown on page 72, estimates indicate that 96.8 percent of West-Central Weber's residents are White, and 4.6 percent identify as Hispanic or Latino of any race as of 2019. 7.5 percent of West-Central Weber households were racial minorities in 2019.

OTHER POPULATION CHARACTERISTICS

Table 6 - Additional Population Characteristics on page 72, based on 2019 American Community Survey data, shows additional population characteristics of both West-Central Weber and Uintah Highlands, and compares them to Weber County. The planning area had a median age of 34.8, compared to the countywide figure of 32.7. The area's average household size was 3.21, which is up 5.24 percent from the 3.05 of 2010. The area is trending similar to the county-wide's 4.5 percent increase in household size over the same period, and surpasses the State's 3.1 average household size. Approximately 6.6 percent of the households consists of seniors living alone, compared to 8.4 percent for the entire county. 4.8 percent of households were headed by single parents. 21.1 percent of households were cost-burdened, including 22.9 percent of renter households. The percentage of cost-burdened households declined from 27.5 percent in 2010 to 21.1 percent in 2019. Both West-Central Weber and Uintah Highlands boast median household incomes approximately \$10,000 per year above that of Weber County as a whole.

[VISUAL PLACEHOLDER - PDF PAGE 72: Figure 31 - Race & Ethnicity Breakdown]

[TABLE PLACEHOLDER - PUBLISHED PDF PAGE 72: Table 6 - Additional Population Characteristics]

Housing Characteristics

TENURE, TYPES, & ESTIMATES

TENURE

As shown in Figure 32 - Owner-Occupied, Renter-Occupied, and Vacant Units on page 73, 78.2 percent of West-Central Weber's occupied housing units were owner-occupied as of 2019, with a vacancy rate of 6.5 percent. ~~West-Central Weber's homeownership rate rose by 2.7 percent between 2010 and 2019. West-Central Weber's homeownership rate rose by 2.7 percent between 2010 and 2019. In all unincorporated areas of Weber County, the maintenance of the existing housing stock is important. Two implementation actions have been added to this plan: establish a mechanism to specifically track the condition of existing housing stock, both multifamily and single-family, and support the Weber Housing Authority's emergency home repair program to assist in housing maintenance for moderate- to low-income homeowners. Weber County may need to survey how other communities tracking housing stock/condition to determine the most effective approach for these areas.~~

HOUSING TYPES

In 2019, based on data from the Wasatch Front Regional Council (2019 REMM), 100 percent of the total residential units in both West-Central Weber and the Uintah Highlands ~~area~~ Planning Area were detached single-family dwellings. This contrasts with that of the County, which had 71.6 percent detached single-family dwellings and 19.6 percent multifamily dwellings in 2019.

[VISUAL PLACEHOLDER - PDF PAGE 73: Map 8 - Housing Unit Types]

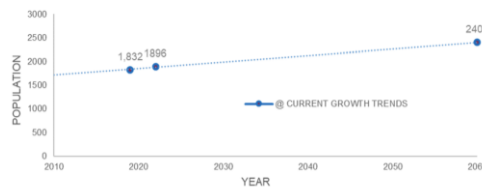
[VISUAL PLACEHOLDER - PDF PAGE 73: Figure 32 - Owner-Occupied, Renter-Occupied, and Vacant Units]

WEST-CENTRAL WEBER HOUSING ESTIMATES

West-Central Weber had an estimated 1,575 single-family dwellings in 2003. In 2019, ~~This is up from 1,318 in 2003, and 1,419 in 2010. 2022, the County Assessor data shows that the area currently has 1,696 single-family counted 1,575, a change of 257 dwellings, which means between 2010 and 2022 the area grew by approximately 23 over a sixteen year period, averaging about 16 dwelling units per year. At this rate, the area will have approximately 2,340 dwelling units by 2050.~~

~~However, as with population trends, this presents an annual rate of growth may not be portraying a complete story about the future of the area. Based on population increases and median household size, the neighboring West Haven City grew approximately 218 dwellings of about one percent per year over this same 12-year period. If job growth and household sizes remain relatively constant in the area, then at some point in the future it's not unreasonable to foresee 100 to 220 between 2003 and 2019. During and post-pandemic, the rate of growth per year jumped significantly. Since 2020, the county has issued 954 permits for the construction of new dwelling units, a sustained average increase of about 181 new dwelling units added to the area annually. Projected out to 2050, per year. This increase was anticipated in the 2022 Western Weber General Plan. At this rate, there could be as many as 4,500 8,000 approximately 7,700 dwelling units in West Central Weber as shown in Figure 33 - Western by 2060, which gives an estimated population of 23,031, well within projections for the West-~~

Figure 33: Uintah Highlands Population Projections



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Central Weber Dwelling Unit area provided in the 2022 Western Weber General Plan. See Figure 33 – West-Central Weber Population Projections on page 24.

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UINTAH HIGHLANDS AREA HOUSING ESTIMATES

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The Uintah Highlands Planning Area had an estimated 841 single-family dwellings in 2019. Most of the area has reached build-out. At current rates, it is projected that there will not likely be 907 more than 910 dwellings by 2050.

OGDEN CANYON AND EAST WEBER HOUSING ESTIMATES

New information gathering is needed to explore housing characteristics specific to these areas in Unincorporated Weber County.

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Household Income Characteristics & Housing Cost-Burden

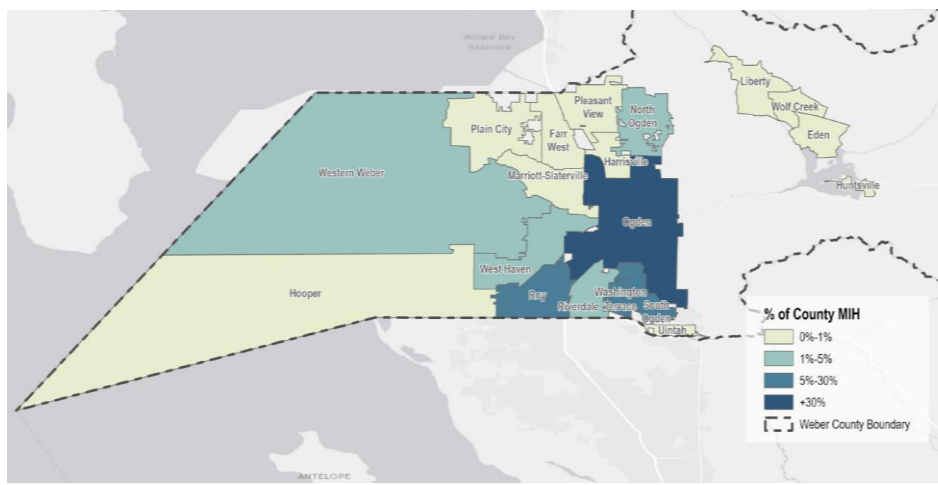
A household is considered cost-burdened when it spends more than 30 percent of its gross monthly income on housing.

PLANNING AREA SNAPSHOT

HOUSING COSTS – COUNTY- WIDE

Table 33 - 2019 Comparisons for Both Median Household Income and Cost- Burdened Households on page 74 shows Weber County's 2019 median household income compared to its neighboring counties and the State of Utah. Weber

Map 3: Percent of County Moderate-Income Housing Supply by Community



County had a lower median household income (\$67,244) than Davis County (\$83,310), Salt Lake County (\$74,865), and the State of Utah (\$71,621), County had a lower median household income (\$67,244) than Davis County (\$83,310), Salt Lake County (\$74,865), and the State of Utah (\$71,621), and a higher income than Box Elder County

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(\$62,233) (2019 ACS 5-Year Estimates). Accounting for inflation, median household income has increased from 2010 (\$63,412) to 2019 (\$67,224) by nearly \$4,000 (2019 ACS 5-Year Estimates).

The median homeowner in Weber County spent \$1,378 per month on housing costs in 2019. That is less than the median for the State of Utah (\$1,551), Davis County (\$1,600), and Salt Lake County (\$1,645) but more than Box Elder County (\$1,298) (2019 ACS 5-Year Estimates). Median renters paid \$891 each month – less than the State (\$1,037), Davis County (\$1,105), and Salt Lake County (\$1,118) but more than Box Elder County (\$747) (2019 ACS 5-Year Estimates).

Renter and owner costs vary across Weber County's municipalities and census-designated places. Unsurprisingly, the unincorporated resort community of Wolf Creek had the highest median rent (\$2,642) and owner costs (\$2,542). Other high-rent communities included Huntsville, Hooper, and West Haven. This is particularly significant considering West Haven and Hooper are some of the County's fastest-growing communities, and are adjacent to West-Central Weber. Over the past decade, many of the County's high-rent communities, such as Huntsville, Harrisville, Uintah, and Pleasant View permitted almost exclusively single-family homes.

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HOUSING COSTS-BURDEN & GAP ANALYSIS

Table 7, American Community Survey, Table X1-2019 Comparisons for Both Median Household Income and Cost-Burdened Households, shows the percent of households cost-burdened by housing. Despite having lower housing costs than the state overall and most of its comparable counties, 23.8 percent of Weber County's households are cost-burdened. 21 percent of the planning area's households are cost-burdened, which translates to approximately 336 households in West-Central Weber and 176 households in the Uintah Highlands. **Planning Area**. Of renter households, 49 percent in West-Central Weber and 25 percent in Uintah Highlands are cost-burdened. There is no data available to analyze the percentage of mortgages that are cost-burdened.

Table X1-2019 Comparisons for Both Median Household Income and Cost-Burdened Households

2019	Median Household Income	% Cost-Burdened Households	# Cost-Burdened Renter Households	% Cost-Burdened Renter Households	# Cost-Burdened Homeowner Households with Mortgage	% Cost-Burdened Homeowner Households with Mortgage
Weber County	\$67,244	23.8%	8723	39.2%	9660	22.2%
Liberty	\$93,583	35.5%	0	0.0%	94	19.9%
Ogden	\$50,061	28.9%	5417	41.9%	2869	11.8%
Wolf Creek	\$114,306	28.1%	60	69.8%	90	13.1%
Washington Terrace	\$63,503	27.9%	535	51.6%	298	10.7%
Harrisville	\$74,342	24.3%	94	41.2%	386	12.5%
Marriott-Slaterville	\$74,342	23.4%	49	40.2%	110	14.2%
West Haven	\$77,733	22.8%	419	42.3%	478	8.9%
Plain City	\$74,714	21.5%	0	0.0%	403	15.8%
Hooper	\$96,688	20.7%	36	36.0%	471	12.4%
Roy	\$70,032	20.4%	752	36.4%	1682	10.6%
Riverdale	\$56,000	19.9%	228	25.8%	235	8.2%
South Ogden	\$68,585	19.8%	479	27.7%	689	11.6%
North Ogden	\$81,198	19.3%	334	37.8%	716	9.6%
Uintah	\$90,208	19.0%	6	10.7%	60	12.4%
Pleasant View	\$98,765	17.6%	179	41.6%	323	9.3%
Huntsville	\$69,861	17.3%	3	12.0%	36	16.1%
Farr West	\$90,917	14.7%	29	18.3%	248	9.6%
Eden	\$118,558	10.6%	0	0.0%	27	8.5%
West Central Weber	\$77,463	21.0%	49	49.0%	No Data	No Data
Uintah Highlands	\$74,331	21.0%	25	25.0%	No Data	No Data

Source: U.S. Census Bureau 2019 ACS 5-Year Estimates, Table S2506 and B25070, and WFR's Real Estate Market Model (REMM). For communities highlighted in pink, the projected growth rate in median household income was calculated using the WFR's Real Estate Market Model. All other communities used U.S. Census Bureau ACS Data.

HOUSING AND TRANSPORTATION COMBINED COST-BURDEN

TRANSPORTATION COSTS

Transportation costs depend in part on housing location and accessibility and are an essential factor in overall affordability. A household is cost-burdened when their housing and transportation costs exceed 45 percent of their gross income. In 2015, housing and transportation costs accounted for 46 percent (23 percent for housing, 23

percent for transportation) of the median household income (\$56,581), indicating that many Weber County households are cost-burdened by housing and transportation. For households at the moderate-income threshold, combined housing and transportation costs consume 53 percent of income on average (28 percent for housing and 25 percent for transportation). These figures are based on the most recent version of the H+T index, which uses data from the 2015 American Community Survey, and does not consider the alarming rates of recent housing increases depicted below.

HOUSING COSTS

According to the 2019 American Community Survey, the median owner housing cost for the planning area was \$1,687. This figure decreased from \$1,745 in 2010 (after adjusting for inflation). The median gross rent was \$923 and \$789 in 2010 (after adjusting for inflation). However, between 2019 and 2022 the median residential sale price increased 73.2 percent, from \$250,000 in Weber County to \$433,000. This is the equivalent of a monthly mortgage increase from \$1,499 to \$2,596 (with a fixed 6 percent interest rate). In this same time, rental rates increased 21.7 percent, from \$891 dollars per month to \$1,084.

Apply the county-wide's same rate of increase in costs to the Western Weber Planning Area's costs, it is estimated that the median monthly mortgage cost is \$2,922, and the monthly rental cost is \$1,123. Using Applying the same methodology used in Table 8—Recent Changes in Housing Cost on page 78 to unincorporated Weber County areas, it can be estimated that in 2022 the median monthly owner housing cost increased to \$2,922 and the median gross rent increased to \$1,123.

In addition to increased housing costs, insufficient wage increases are also responsible for the predicted increase in cost-burdened households. Wages and income are not keeping pace with housing costs. Using the 4.2 percent annual growth rate in median household income between 2017 and 2019 as an estimate for the rate of change between 2019 and 2022, median household income has lagged far behind inflation, rent increases, residential sale price increases, and mortgage payment increases.

HOUSING AFFORDABILITY

A Rental Housing Affordability Gap Analysis for West-Central Weber is shown in Table 8B - Rental Housing Affordability Gap Analysis on page 79. Due to limited availability of data, the data in this table include parts of West Haven, Hooper, Marriott-Slaterville, and Plain City. Income ranges are based on Weber County's Area Median Household Income. Maximum affordable rents are assumed at 30 percent of Area Median Household Income. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

TABLE PLACEHOLDER - SUBMITTED FOR PAGE 78: Table 8 - Recent Changes in Housing Costs

TABLE PLACEHOLDER - SUBMITTED FOR PAGE 79: Table 8 - Rental Housing Affordability Gap Analysis

According to this analysis, there was a surplus of moderate, low, and very-low-income rental units relative to West-Central Weber's household demographics. However, the recent rapidly increasing housing prices mean that now in 2022, the community's affordable-housing surplus is likely much smaller than this analysis indicates. To complicate matter further, there is a deficit of 470 units in the highest income brackets (>100 percent Area Median Household Income), meaning that 470 households must find housing in units that would typically rent at a lower price. The ability and willingness of these households to pay greater rents for the same housing supply as those with less income drives up the monthly rental rates. This increase ripples through the rental rates for the housing stock that would typically be available for those in lower income ranges, leading to a further constrained supply, and an increasing demand. Leading to even greater housing costs overall.

Goals, Principles & Implementation Actions

HOUSING GOALS: WEST CENTRAL WEBER & UTAH HIGHLANDS

GOAL 1 – HOUSING:

Support affordable homeownership and rental housing opportunities in West Central Weber.

HOUSING PRINCIPLE 1.1:

Locate a variety of housing opportunities within and near walkable village nodes and mixed-use areas identified in the future land use map.

• **Housing Action Item 1.1.1:** Encourage the development of low-to-moderate-income multiplexes, townhomes, and other missing middle housing types within or near established cities, towns, and walkable village areas in order to balance housing opportunities with the protection of agricultural lands and open spaces. Support the Weber Housing Authority's role in developing mixed-use housing projects.⁵

Housing Action Item 1.1.2: Incorporate Residential Dwelling Units within walkable village areas to encourage mixed-use development with retail/commercial space at street level and residential units on the upper floor(s). This style of development lends itself to affordable housing prices and also locates moderate-income households within walkable distances to neighborhood amenities within the village/commercial areas, minimizing household transportation costs.⁶

Housing Action Item 1.1.3: Create an adaptive reuse policy to allow abandoned or underutilized non-residential buildings within or near established cities, towns, and village areas to be converted into mixed-use spaces with ground-floor commercial spaces and upper-floor(s) residential housing units.^{7,8}

Housing Action Item 1.1.4: Work with Weber County, Weber Housing Authority, and other Weber County communities to create a Community Land Trust to provide below market homeownership opportunities for moderate-income buyers. The land is owned by the Trust but the homes or townhomes are owned by the individuals. This enables the community to facilitate a mix of homeownership opportunities within or near established cities, towns, and village areas while maintaining important greenfield areas.⁹

Housing Action Item 1.1.5: Adopt an inclusionary zoning ordinance that requires 10 percent of residential units in one project to be affordable to 50 percent AMI or lower and 10 percent to be affordable to 80 percent AMI or lower. The ordinance can apply to certain project sizes. Utilize incentives and bonuses to motivate developer compliance.

Housing Tool: Use the Housing Location Explorer maintained by WFRC to identify potential locations for housing options that are based on access to factors such as transportation, education, jobs, and healthcare.

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⁵ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(V): Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

⁶ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(F): Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

⁷ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(B): Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

⁸ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(C): Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.

⁹ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(M): Demonstrate creation of, or participation in, a community land trust program for moderate income housing.

1395 *GOAL 2 – HOUSING:*

1396 Provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages
1397 of life to live in West-Central Weber.

1398 HOUSING PRINCIPLE 2.1:

1399 Encourage residential development projects to incorporate a mix of housing sizes, types, and prices while
1400 aligning with neighborhood design standards and supporting community sustainability.

1401 **Housing Action Item 2.1.1:** Amend cluster, PRUD, and Master Planned Development Overlay Zone ordinances
1402 to require a variety of housing types in development projects larger than 10 acres. Monitor this number and
1403 price variability in development projects to determine whether it is either overly burdensome on the
1404 development community or impractical in achieving the desired outcome of a mix of available housing types
1405 and price ranges, and adjust the unit threshold as necessary based on the location of the development in
1406 relation to the future land use map.

1407 **Housing Action Item 2.1.2:** Create a workforce/employer-assisted housing program in the areas near large
1408 employment centers, to provide a mix of affordable housing opportunities near peoples' jobs.

1409 **Housing Action Item 2.1.3:** Adopt aging-in-place design principle requirements for mixed housing types.

1410 **Housing Action Item 2.1.4:** Support rural living in the agriculture and large-sized residential lot designations
1411 on the future land use map.

1412 HOUSING PRINCIPLE 2.2:

1413 Create affordable housing opportunities ~~in West-Central Weber County~~ by allowing and encouraging accessory
1414 dwelling units.

1415 **Housing Action Item 2.2.1:** Provide ordinances that ease regulations for accessory dwelling units.¹⁰

1416 *GOAL 3 – HOUSING:*

1417 Maintain the quality of existing single-family and multi-family housing stock.

1418 HOUSING PRINCIPLE 3.1:

1419 Quality of housing stock is important to meeting community needs and supporting community character.

1420 **Housing Action Item 3.1.1:** Support the Weber Housing Authority in re-establishing an emergency home repair
1421 program to assist in housing maintenance for moderate to low income homeowners.

1422 **Housing Action Item 3.1.2:** Develop and adopt design standards for commercial centers, multifamily housing,
1423 and mixed use communities.

1424 *GOAL 4 – HOUSING:*

1425 Continually track and understand existing housing conditions, including market data and barriers over time for all
1426 housing sectors, to assure prioritization and implementation in compliance with the moderate income housing
1427 plan.

1428 HOUSING PRINCIPLE 4.1:

1429 Decisions about housing policies should be informed by data, increasing transparency and accountability.

¹⁰ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(E): Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Housing Action Item 4.1.1: Update and or put in place the necessary tools enabling the community to track the: 1) mix of existing housing stock, 2) the condition of existing housing stock, 3) delivery of existing housing education made available to the public, 4) the availability of local resources enabling single and multi – family rehabilitation and or new construction which facilitates access and affordability for special needs populations, and 5) the uses of land and how they change over time.

Housing Action Item 4.1.2: Survey how other communities track their housing stock in order to understand efficient and effective ways to track housing stock and conditions in unincorporated Weber County.

Housing Action Item 4.1.3: Conduct a housing barriers analysis as part of the one-year reporting requirement of the moderate-income housing plan. Coordinate this effort with the Weber Housing Authority. The Housing Unit Inventory Explorer (wfrc.org/housing-inventory-explorer) maintained by WFRC can be used to track the mix of existing housing stock.

Housing Action Item 4.1.4: Update this plan to provide housing characteristics for Ogden Canyon and East Weber Planning Areas.

HOUSING GOALS: COUNTY-WIDE

COLLABORATION OF HOUSING GOALS: Continue to have collaboration between Weber County and the cities within the county to accomplish common housing needs and goals.

SINGLE FAMILY HOUSING GOALS: Preserve existing housing stock and conduct infill development as a primary focus; work with local jurisdictions to develop new outreach materials for rehabilitation; explore partnerships to leverage available resources to expand program impact via Home Depot 203K, financial institutions, foundations and municipal funding strategies and create a Volunteer Service Programs; and map future infill and re-use sites.

MULTI-FAMILY HOUSING GOALS: Promote Fair Share Housing and work on geographic deconcentration and project set asides to address future demand/needs for housing affordable to households at 30 percent of AMI and seek to collectively support applications and provide funding for priority community-wide housing development activities to meet future market demand and identify priority projects for next one to five years for households at 40 to 80 percent of AMI.

MULTI-FAMILY HOUSING GOALS: Utilize collaboration and sustainability as a driving implementation force; conduct housing dispersion, commercial centers and land use mapping for Master Planning analysis; use life-cycle philosophy; conduct roof-top surveys; establish educational resources in English and Spanish hosted centrally by Weber County Housing Authority; use a “put a face on it” strategy as a community education and marketing campaign; jointly sponsor education initiatives through local municipal councils; consider implementation of Good Landlord Program and seek to monitor market data and barriers over time for all housing sectors to assure prioritization and implementation in keeping with moderate income housing plan compliance every two years.

CHAPTER 5 TRANSPORTATION

[VISUAL PLACEHOLDER - PDF PAGE 87: Chapter-opening photograph or banner graphic omitted] The chapter title and accompanying text are retained below.

Vision

~~The Western Weber~~ Provide a transportation network that will serve and reinforce the land use and community character vision for ~~the each planning~~ area, ~~supporting careful and deliberate growth while preserving and complementing the area's agricultural places. To create this balance, the envisioned transportation network will emphasize compact and orderly growth, matching available infrastructure.~~ It will serve the growing communities' need to access the region through a series of multimodal corridors connecting the Western Weber area to the rest of the Wasatch Front. The transportation network vision emphasizes the connectivity of streets at all levels, reducing overdependence on a select few corridors. An associated part of this connectivity is strategically crossing the barriers of railroads and the Weber River. ~~Finally, the~~ This vision seeks to create opportunities for residents to use other transportation modes besides driving by supporting compact communities in designated areas and designing streets ~~on~~ a human scale.

Existing & Projected Conditions

The existing ~~Western Weber~~ transportation network is currently based on a series of street corridors connecting communities to one another and the rest of the urbanized Wasatch Front. ~~At the time of the writing of this plan, none of these corridors are significant traffic carriers compared to streets in other jurisdictions.~~

The dominant mode of travel is by automobile. ~~All of its major corridors — whether 12th Street, 2550 South, 4700 West, or 8300 West — have a capacity that is greater than the typical current demand.~~ Based on ~~current~~ trends ~~prior to 2022~~, the Wasatch Front Regional Council ~~is projecting~~ projected a traffic increase of up to 166 percent by 2050. ~~At this rate, with modest safety improvements such as installation of shoulders, most corridors project to remain under capacity.~~ However, because this projection ~~is was~~ based on ~~current over all then overall~~ Weber County trends, and not current localized growth trends or new growth trends that may result with the implementation of this plan, greater capacity consideration should be given to each major street corridor.

With the exception of ~~some~~ newer subdivision streets, most streets in the planning area were designed and constructed to support only rural automobile traffic, and therefore predominantly exclude use by the non-driver population. As the population grows, new street infrastructure and street upgrades should consider streets for all users, not only streets for drivers.

A major east/west Union Pacific Railroad corridor passes through both West-Central Weber and the Uintah Highlands ~~area~~ Planning Area. At the time of the writing of this plan, the rail lines in these communities are passthroughs, with the exception of a rarely-used spur that connects to the industrial area in the far western extents of West-Central Weber. The permanence of this rail corridor presents both opportunities and challenges. Careful corridor planning can help offset the challenges and accentuate the opportunities.

STREETS

The land use and community character visions ~~emphasizes~~ emphasize a thoughtfully planned series of compact, smaller-lot communities. in designated areas. This vision requires a transportation network to and through these areas that is interconnected at all levels and produces a balance between human-scale environments and a range of transportation options to access the greater Wasatch Front region.

Future street alignment for arterial and collector streets should be planned well in advance of new development in order to provide an orderly connection to and throughout the communities. Much of Weber County's street network has been planned and constructed on a grid pattern similar to other historic pioneer communities along the Wasatch Front. Utilizing the grid pattern for the general placement of arterial and collector streets will provide predictable

street continuity which will result in more efficient driving patterns, cut down on vehicle miles traveled, and in turn, help reduce potential congestion and reduce emissions. ~~See: Street and Transit~~ to review the planned arterial and collector grid network.

Except for the 1200 South/900 South corridor west of 4700 West, which was recently upgraded by Weber County to a three lane corridor with shoulders, all of the other collector street corridors that are not new-development adjacent are currently basic two-lane rural roads, with little to no active transportation infrastructure or shoulder space.

The following streets are specifically called out herein due to their current significance to the community, but as the community grows, other streets not on this list will need to be considered similarly.

~~VISUAL PLACEHOLDER. PDF PAGE 30, image XX - Future Street and Transit~~

HWY 39/1200 SOUTH/900 SOUTH CORRIDOR

~~VISUAL PLACEHOLDER. PDF PAGE 30, image XX - 12th Street Corridor~~

The most prominent street ~~in the area is the~~ through unincorporated Weber County is State Route 39 and the 1200 South/900 South corridor (S.R. 39), ~~which connects the area to and from the urbanized Wasatch Front and the regional I-15 spine.~~

~~The 12th Street corridor (S.R. 39) is the Western Weber area's. It is the~~ primary east-west artery. Its central location, land use plans for mixed-use centers, ~~(in the West-Central Weber Area),~~ its link to both I-15 and Ogden, and its inclusion in the state highway network points toward a major role for this corridor in moving people from ~~Western Weber the outer extents of the unincorporated areas of Weber County~~ to the Wasatch Front transportation and population spine. ~~A~~

~~In 2022, Wasatch Front Regional Council's Regional Transportation Plan (RTP) slated it for a~~ widening to five lanes from Ogden to 4700 West. As a result of the 2022 Western Weber General Plan's ~~contemplation of additional east/west to 4700 West~~arteries and collectors elsewhere, State Route 39 is ~~now planned to be maintained for as part of the Regional Transportation Plan. As such, the~~long as possible as a two- or three-lane highway. The corridor should be highly multi-modal, ~~with provide~~ enough vehicle capacity, and ~~with provide~~ pedestrian and other active transportation mobility facilities separated from the moving vehicle traffic. The possibility for long-term transit service along this corridor should ~~also~~ be pursued.

~~Highway 39 serves as two of the five entries to the East Weber Planning Area: one entry through the Ogden Canyon and another entry from Monte Cristo and Rich County. The Monte Cristo/Rich County entry is closed seasonally. Through Ogden Canyon, State Route 39 serves as the most used gateway into the Ogden Valley. The significance of this roadway within the canyon is characterized as being a necessary support, but should not be a detriment, to the historical, cultural, recreational, and natural resources in the canyon. As such, Weber County should continue to develop techniques to discourage its use as the major access to the East Weber Planning Area and instead encourage use of Trappers Loop Highway.~~

~~VISUAL PLACEHOLDER. PDF PAGE 30, image 39~~

HWY 158/POWDER MOUNTAIN ROAD

~~State Route 158, also known as Powder Mountain Road and Wolf Creek Drive, currently serves as the only transportation route between the new Ogden Valley City and Powder Mountain Resort. As the roadway climbs toward the resort, steep grades, winter weather, and increasing resort-related travel present unique transportation challenges. Continued development at Powder Mountain will increase the importance of managing traffic and maintaining safe and reliable access. The County should coordinate with UDOT, Powder Mountain Resort, and other affected entities to support roadway safety and maintenance. The county should invite opportunities for enhanced transit services and pursue other alternatives to single-occupant vehicle travel.~~

Emergency access and egress is a significant concern – especially during wildfire seasons. Long-range planning should preserve opportunities for additional roadway connections that improve system redundancy and reduce reliance on the single access route to the resort area. Two connections are tentatively being considered. One will connect State Route 158 to the streets in Sunridge Development. To date, the streets within Sunridge are public streets, although they are operated and managed by the Sunridge HOA and gated from general public access. The other could connect down canyon on the Cache County side generally paralleling Wellsville Creek, then connecting to Davenport Road, which leads to the Avon road and descends into the interconnected street system of Cache Valley.

HWY 167/TRAPPERS LOOP ROAD

State Route 167, one of the five entries into the East Weber Planning Area and commonly known as Trappers Loop Road, is a UDOT road intended and designed to provide a high-capacity connection between East Weber and Interstate 84, although its average annual daily traffic is currently only about 50 percent of that carried by Highway 39. It serves as an important access route to Snowbasin and surrounding recreational destinations. Its function is particularly important because the physical constraints of Ogden Canyon and North Ogden Divide limit the ability of those corridors to accommodate substantial increases in regional traffic. As travel demand associated with recreation, tourism, and development increases, Trappers Loop should continue to function as the preferred route for higher volumes of regional and larger-vehicle traffic. Future improvements should emphasize safety, capacity where needed, and efficient connections with Highway 39, Snowbasin Road, and I-84 while remaining sensitive to the scenic and mountainous character of the corridor.

NORTH OGDEN DIVIDE

North Ogden Divide provides a direct connection between the East Weber Planning Area and North Ogden and is one of the principal routes across the Wasatch Mountains into East Weber, comprising one of the five entries into the East Weber Planning Area. Unlike the state highway routes, North Ogden Divide is a County road. It is constrained by steep grades, sharp curves, limited sight distances, and rockfall and avalanche hazards. These characteristics limit its suitability for substantial increases in traffic, particularly from large vehicles. The corridor nevertheless provides important access and transportation redundancy and can be particularly important when incidents or closures affect other routes. With the completion of Fairways Drive in the new Ogden Valley City, North Ogden Divide Road provides a more direct route to Powder Mountain Resort for travelers approaching along the Wasatch Front from the north than Highway 39. Future improvements should focus primarily on safety, reliability, emergency access, and maintaining the corridor's functionality while protecting its scenic mountain character.

AVON DIVIDE/AVON DRIVE

Avon Drive transverses the Avon Divide, providing one of the five entries into the East Weber Planning Area. It is currently maintained by both Weber and Cache counties as a road-base road, and is closed seasonally. It is not anticipated to be a major thoroughfare at this time, but as the Wasatch Back area builds out, the County may find opportunities to use it as a year-around commuter route connecting the East Weber Planning Area and the new Ogden Valley City to the growing Logan Metropolitan statistical area.

OLD SNOWBASIN ROAD

Old Snowbasin Road provides access through the mountainous area between Highway 39 and Snowbasin Resort. It is currently closed due to ongoing landslide hazards, with no estimated schedule for its reopening. The road provides a critical second access to Snowbasin Resort, and Snowbasin's master plan calls for its eventual reopening to support planned resort-area development.

Although Old Snowbasin Road does not serve the same regional transportation function as Trappers Loop or the principal state highways, it contributes to local connectivity, recreational access, and redundancy within the area's limited mountain roadway network. Its location and character warrant a context-sensitive approach to future improvements, with an emphasis on safe access, protection of scenic and natural resources, and the corridor's important role in supporting emergency access and overall network connectivity.

1800/1600 SOUTH CORRIDOR

[VISUAL PLACEHOLDER - PDF PAGE 91: Image 36 - 1800 South Corridor]

The 1800/1600 South corridor is currently a minor/collector level road in the West-Central Weber area, but it figures strongly into the future land use vision, as a “Main Street” for planned developments and activity centers, especially west of the Weber River, as well as a secondary east-west corridor for the central part of the Western Unincorporated Weber planning area County. From 4700 West and westward the 1800/1600 corridor can be a new major freight and people mover. East of 4700 West, 1800 should continue to be maintained as a major collector for residential neighborhoods.

Where this corridor crosses the Weber River will be critical to land development patterns in the area and to the protection of the floodplain of the River. There is some desire amongst residents and landowners on the east side of the river to keep the corridor straight along the 1800 South alignment, however, there are others on the west side of the river that desire 1800 to swing north to 1600 to cross the river, then make its way southward back to the 1800 alignment west of North Legacy Highway. The curvature of the river and existing floodplain boundaries show that crossing the river at 1600 South might be more prudent than crossing at 1800 South, but at the time of the street’s design and right-of-way acquisition, careful consideration should be given to both alternatives.

2550 SOUTH CORRIDOR

[VISUAL PLACEHOLDER - PDF PAGE 92: Image XX - 2550 South Corridor]

The 2550 South corridor is a key east-west link in the southern part of West-Central Weber. Traffic is not projected to increase to the levels of other east-west corridors but it will become more increasingly important as over time because it will be planned to connect to a new I-15 interchange on its east end, and will then extend to the future North Legacy Highway northern extension of the State Route 177 Corridor on its west end. The Wasatch Front Regional Council’s Regional Transportation Plan (RTP) envisions operational improvements to the roadway and bike facility improvements.

3500 WEST CORRIDOR

Given the existing railroad crossing on 3500 West near 1200 South, it is likely that the 3500 West/3600 West corridor will also become a critical north/south connection between Marriott Slaterville and Plain City on the north, and West Haven on the South.

[VISUAL PLACEHOLDER - PDF PAGE 93: Image 41 - 3500 West Corridor]

HIGHWAY 134/4700 WEST CORRIDOR

[VISUAL PLACEHOLDER - PDF PAGE 94: Image 43 - 4700 West Corridor]

The 4700 West corridor (S.R. 134) is the primary existing north-south artery for the Western West-Central Weber area. While it does not form a spine for the planned activity centers like 1200/1150/900 South, it links the core of Western West-Central Weber with other communities – Plain City and Hooper and beyond. In the future, the North Legacy Highway State Route 177 Corridor can fulfill some of the north-south regional traffic role, which projects to limit the traffic growth on 4700 West – creating the opportunity to shape this corridor as a slower, more neighborhood-oriented street.

NORTH LEGACY HIGHWAY CORRIDOR

STATE ROUTE 177 CORRIDOR (NORTHERN EXTENSION OF WEST DAVIS HIGHWAY)

[VISUAL PLACEHOLDER - PDF PAGE 95: Figure XX - Planned North Legacy Highway Corridor]

[VISUAL PLACEHOLDER - PDF PAGE 95: Figure XX - Existing Legacy Parkway in Davis County]

The ~~North Legacy Highway corridor~~ State Route 177 Corridor is planned to be an additional link in the area, looping through the area ~~up from the West Davis Highway northward~~ to the I-15 corridor further north. The North Legacy Highway is a planned highway providing an extension of the West Davis/ Legacy Highway system into the northern part of the Wasatch Front and beyond. It is intended to provide mobility for north-south vehicle travel in growing areas several miles removed from I-15. ~~The Planning for the~~ portion of this project that connects from the south to 900/1200 South corridor has been recently moved to Phase 1 on the Wasatch Front's Front Regional Council's Regional Transportation Plan, which means it could potentially be funded ~~and constructed~~ within the next 10 years. Construction of the ~~segment that runs north of 900 South is likely to~~ highway within the unincorporated area may be decades a decade or more away.

8300 WEST CORRIDOR

[VISUAL PLACEHOLDER - PDF PAGE 96: Figure XX - Future 8300 West Highway Corridor]

[VISUAL PLACEHOLDER - PDF PAGE 96: Image XX - Current (2022) 8300 West]

The 8300 West corridor is currently a small road west of the existing agricultural and residential area of ~~Western~~ western Weber County, but this corridor figures strongly into the future roadway network and access to the inland port area and its future industrial, office, and commercial development planned for the far western part of ~~Western~~ Weber County. The corridor width of a major arterial should be planned and preserved along this corridor.

LOCAL STREETS

[VISUAL PLACEHOLDER - PDF PAGE 96: Image XX - Residential Street Example]

Local streets have been built over time to access homes and ~~agricultural~~ properties. This network has evolved organically from farms farm and forest access roads to paved public streets, ~~and~~ In West-Central Weber, it is a mix of relatively long, straight or looping farm roads and, with cul-de-sac streets built off of them. Appendix C shows ~~a~~ West-Central Weber's future street map ~~for~~ It includes most street types based on the grid network. It shows a through-street approximately every other block. Although streets in-between are preplanned, they should provide ~~for~~ good network connectivity and should limit dead-end/cul-de-sac streets. If the street is a residential street, traffic calming measures should be implemented to provide for residential speeds, as also illustrated in Appendix C.

RAIL & RIVER CROSSINGS

The Union Pacific (UP) railroad and the Weber River present barriers to getting around the area, making bridge and crossing improvements critical. UP has made it clear that to expand crossings or create new crossings would mean closing two to five existing crossings. UDOT has state jurisdiction over railroad and river bridges. So, planning and implementing these crossings must be a collaborative, coordinated effort.

There is currently a public at-grade railroad crossing on 2900 West, 3500 West, 4700 West, 5100 West, and 7500 West. There is also an at-grade crossing at 10100 West that the county maintains is a public crossing, but Union Pacific has signed it as a private crossing. Weber County owns a public right-of-way up to the tracks on both sides. There is an at-grade private crossing at 5900 West and 5500 West. There was an at-grade crossing at 4300 West at

some point in the past, but has since been removed due to safety concerns. Weber County still owns the right-of-way on both sides of the tracks.

Street infrastructure currently crosses the Weber River twice on the 12th Street corridor, one at approximately 2300 West, and the other at approximately 5600 West. The only other crossing is 4700 West at approximately 1100 North.

ACTIVE TRANSPORTATION

[VISUAL PLACEHOLDER - PDF PAGE 97: Figure XX - Prioritizing Pedestrians at Street Crossings]

[VISUAL PLACEHOLDER - PDF PAGE 97: Figure XX - Prioritizing Pedestrians at Street Intersections]

As mentioned in Chapter 3: Land Use, when a community is designed to focus transportation resources only on vehicles, then the residents of that community are only given one safe choice. Strong pathway and trail connectivity contemplates that human nature leads people to find paths of least resistance. Most American suburbs for the last 60 years were designed this way, and this design has resulted in an over dependence on automobiles. In turn, the number of vehicles per household has dramatically increased, the number of vehicle trips per household has increased, and the number of vehicle miles traveled has increased. This has substantially contributed to poor air quality in many urbanized areas; more so along the Wasatch Front because of the naturally occurring winter temperature inversion phenomenon caused by the surrounding mountains.

When a community is built prioritizing automobiles, then people will primarily use their automobiles. When communities are designed for people, then more transportation opportunities arise that provide better motivation for people to connect without always necessitating an automobile.

Likewise, because people try to find paths of least resistance, pathway and trail planning should plan paths that are as direct and efficient as they are accessible. While meandering paths can be attractive, they do not provide efficient connections and therefore will only be used by folks looking for leisure or recreational opportunities. An efficient pathway network provides for both transportation users and recreation users. Pathway connectivity should occur more frequently than street connectivity.

[VISUAL PLACEHOLDER - PDF PAGE 98: Map XX - West-Central Active Transportation]

[VISUAL PLACEHOLDER - PDF PAGE 99: Map XX - Uintah Highlands Active Transportation & Recreation]

[VISUAL PLACEHOLDER - PDF PAGE XX: Map XX - NEW MAP - Ogden Canyon and East Weber Active Transportation Plan]

TRANSIT

At the time of the writing of this plan, there is no transit service in any part of the ~~planning area-unincorporated area~~ except a seasonal ski-bus that accesses ski resorts in the East Weber Planning Area. The Union Pacific rail line, however, provides an opportunity for future adjacent fixed rail or bus rapid transit. This may help create transit oriented villages along the 1200/900 and 1800/1600 street corridors.

Heavy commuter rail stations are located in Ogden City and Roy City. These stations are the only commuter rail accesses that serve the planning area. The commuter rail connects Weber County to other southward communities, as far south as Provo City. With one transfer to light rail, the commuter rail connects the community to the Salt Lake International Airport.

AIR TRAVEL

Ogden Hinckley Airport, located within Ogden City has historically provided intermittent commercial airline services. It has had a difficult time keeping ongoing commercial airlines services. The existing runways are not long enough to

support use by large jets, and the airport's land is constrained by existing streets, rail lines, and Interstate 15. There is little opportunity to create more runway length without extensive infrastructure investments.

The 8,000 acres of industrial land west of 8300 West, and its proximity to the proposed North Legacy Freeway, provides the County with an opportunity to invest in a new airport at a time the market will support it. If the County is interested in eventually locating a new airport in this area, the land should be preserved in advance in a manner that will facilitate the new airport's creation. Placing an airport in the industrial area will enhance freight movement opportunities and open new people moving opportunities as the population grows. At least 2,500 acres should be preserved in a configuration that supports a 14,000 foot long or greater runway.

RAIL

Aside from potential light or heavy passenger rail opportunities along the existing Union Pacific Railroad corridor, the corridor's location through western Weber County provides an important opportunity to support rail-oriented freight, logistics, manufacturing, and other employment-generating uses. The 2024 creation of the Utah Inland Port Authority's West Weber Project Area further elevates the importance of this transportation asset. Strategic use of the existing rail line, together with existing and potential future rail spurs, can help attract businesses that benefit from direct rail access, diversify the local economy, create employment opportunities, and reduce reliance on truck transportation for long-distance freight movement.

As development occurs near the rail corridor, the County should preserve opportunities for future rail access and avoid land-use patterns that unnecessarily constrain the long-term usefulness of the corridor. Planning for new industrial and employment areas should consider opportunities for shared rail spurs, transloading facilities, and other rail-supportive infrastructure, while also providing appropriate transitions and buffering from residential and other sensitive uses. Coordination with Union Pacific, the Utah Inland Port Authority, UDOT, property owners, and other affected entities will be important to ensure that development and transportation investments preserve the corridor's ability to serve both current freight needs and future transportation opportunities.

Goals, Principles & Implementation Actions

TRANSPORTATION GOALS

GOAL 1 – TRANSPORTATION:

Consistent with **Land Use Goal 2**, ensure the transportation network is designed and implemented in a smart growth manner in tandem with population increases and installation of new or higher intensity land uses. ⁴

TRANSPORTATION PRINCIPLE 1.1:

Ensure infrastructure keeps pace with growth rather than stimulating leap-frog development patterns.

TRANSPORTATION PRINCIPLE 1.2:

Provide efficient regional street access.

Transportation Action Item 1.2.1: Locate and design new development with direct, redundant, and multi-modal access to major corridors.

GOAL 2 – TRANSPORTATION:

Create street infrastructure that enhances and showcases the community's character through a careful balance between traffic efficiencies and multi-modal design ~~and~~, aesthetics ~~2~~, and historical and cultural preservation.

TRANSPORTATION PRINCIPLE 2.1:

Collaborate with the Utah Department of Transportation to provide streets that balance best regional transportation outcomes with best local community outcomes, as emphasized in the Community Character and Land Use chapters of this plan.

Transportation Action Item 2.1.1: Collaborate with and anticipate the needs of the Utah Department of Transportation. In the event their objectives are at odds with the desired outcomes of this plan, coordinate and communicate the needs of the community and press for prioritizing community place-making.

Transportation Action Item 2.1.2: Collaborate with the Utah Department of Transportation to design “main street” standards that can be implemented to enhance the planned multimodal villages in West-Central Weber.

Transportation Action Item 2.1.3: When appropriate, encourage UDOT to take over the east/west street corridors that link I-15 and ~~North Legacy Highway~~[the future S.R. 177](#), as well as other arterial or collector streets that provide essential regional highway interconnectivity.

[Transportation Action Item 2.1.4: Ensure that projects proposed for the Ogden Canyon Planning Area 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.](#)

TRANSPORTATION PRINCIPLE 2.2:

Ensure that the Utah Department of Transportation provides the southern neighborhoods of [the Uintah Highlands Planning Area](#) with egress at Combe Drive and Highway 89, or other satisfactory southern egress.

Transportation Action Item 2.2.1: During reconstruction of Highway 89, ensure that UDOT prioritizes the connection of Combe drive to Highway 89, and maintains the neighborhood’s egress for Combe Drive traffic that is headed both northbound and southbound on Highway 89.

Transportation Action Item 2.2.2: In lieu of [Transportation Action Item 2.2.1](#), collaborate with UDOT to consider alternatives that offer the same effect. See [Map 14.1 - Uintah Highlands Potential Highway 89 Connection Alternatives on page 113](#) for other preferred alternatives.

TRANSPORTATION PRINCIPLE 2.3:

Support the creation of limited access arterial and collector streets accessing single family residential neighborhoods. Promote artistic styling of landscaping, walls/fences, street art, and other points of interest along all arterial and collector corridors to prevent bland and characterless street corridors.

Transportation Action Item 2.3.1: Minimize or prohibit new single-family driveways from providing direct access onto streets that are designated as arterial or collector streets on Map 10 - Future Street and Transit on page 89. Where single-family lots are allowed, encourage or require lots to rear onto the corridor without direct access from the corridor. Consolidate access by means of other residential streets or shared driveways. Amend County ordinances to provide for this.

Transportation Action Item 2.3.2: During small area planning, as provided in [Community Character Action Item 1.1.1](#), create a design theme for each corridor that provides for the artistic styling of landscaping, walls/fences, street art, and other points of interest. Require adjacent developers to install the aesthetic improvements at the time they install their development(s).

TRANSPORTATION PRINCIPLE 2.4:

Ensure all arterial and collector streets have parallel active transportation infrastructure.

Transportation Action Item 2.4.1: Work with the Utah Department of Transportation to ensure that all limited access freeways provide an off-freeway multi-use paved active transportation pathway. This pathway should have limited points of vehicle conflict by use of tunnels and bridges under or over cross-streets.

Transportation Action Item 2.4.2: As development occurs along minor arterial or collector streets, require developers to install a street-separated multi-use paved pathway on at least one side of the street. Modify impact fee analysis and plans to provide funding to connect these developer-installed pathway segments to meaningful community connections. If a pathway is or will be installed on only one side of the street, priority should be given to the north and east sides of the street to ensure optimal sun exposure during winter months, unless the context of the street and/or other nearby infrastructure merits otherwise.

Transportation Action Item 2.4.3: Modify street standards to ensure that where a pathway is not or will not be located adjacent to a street, a sidewalk that is at least five feet wide is installed.

Transportation Action Item 2.4.4: Provide a paved shoulder along all nonresidential streets that contains a marked bike lane. Consider doing the same for higher-use major residential streets.

GOAL 3 – TRANSPORTATION:

Provide well-planned transportation corridors that are sensitive to the context of the existing and future needs of the area around them.

TRANSPORTATION PRINCIPLE 3.1:

~~In areas that are predominantly residential or rural, adopt~~**Adopt** a street cross section that pays tribute to the design of streets in rural areas, while also providing for the complete transportation needs of all users.

Transportation Action Item 3.1.1: ~~Modify~~**For rural areas, modify** street standards to avoid the use of curb and gutter wherever subsurface groundwater levels will allow. Use xeriscape drainage swales for low-impact storm water flows. See Appendix C for an example of an appropriate cross section.

Transportation Action Item 3.1.2: As new development occurs, require the developer to install the new “rural” street design provided in **Transportation Action Item 3.1.1**.

Transportation Action Item 3.1.3: Modify the County’s street cross sections to provide for the following right-of-way widths **[Table XX - Right-of-way widths. on page 105]**. See Appendix C for an example of appropriate street cross section design standards.

[TABLE PLACEHOLDER - PUBLISHED PDF PAGE 105: Table XX - Right-of-way widths and street cross sections]

These cross sections and this plan’s street standards are intended to represent streets at full community build-out. When the County acquires rights-of-way or constructs streets, the width may vary based on community needs and constraints at the time.

TRANSPORTATION PRINCIPLE 3.2:

In all village areas and areas that will have higher density housing, provide street cross-section designs that are multimodal and support and emphasize pedestrian priority. While these communities will likely be predominantly automobile oriented for the foreseeable future, they should be planned so as not to be automobile dependent.

Transportation Action Item 3.2.1: Adapt street design to mixed-use town center context at village intersections. Install turn pockets, bulb-outs, traffic calming, and pedestrian and bicycle crossings in a manner that offers enhanced pedestrian safety and provides all users with the sense of pedestrian priority.

TRANSPORTATION PRINCIPLE 3.3:

Support the creation of the North Legacy Highway Corridor as a primary artery for vehicle and freight trips to and from the area west of the Weber River, alleviating traffic pressure on other corridors.

Transportation Action Item 3.3.1: Pursue opportunities to expedite the installation of the corridor from the south up to 900 South to help offset the truck traffic that will result from the creation of the industrial mega site west of 8300 West.

Transportation Action Item 3.3.2: As development occurs, preserve a 270-foot right of way width for the entire highway corridor. Ensure any cross-street installed prior to the installation of the highway provides sufficient right-of-way to facilitate needed crossings or interchanges.

Transportation Action Item 3.3.3: Collaborate with the Utah Department of Transportation to realign the proposed highway as depicted on Map 10 - Future Street and Transit on page 89.

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Transportation Action Item 3.3.4: As the corridor is installed, work with the Utah Department of Transportation to mitigate the barrier it will create between communities.

Transportation Action Item 3.3.5: The corridor should be designed to be context-sensitive as it passes through the village center planned at or around the 1600/1800 South intersection.

TRANSPORTATION PRINCIPLE 3.4:

Provide a multi-modal main corridor along the 12th ~~street~~Street and 1800/~~1600 South~~ corridors that connect a string of village centers directly to the urbanized Wasatch Front.

Transportation Action Item 3.4.1: When streets are widened, extended, or lanes added, balance traffic efficiencies with the community's future need for active transportation, pedestrian safety, neighborhood connectivity, and sense of place. Mitigate the creation of community barriers resulting from the street(s). Ensure enough right-of-way width is acquired to achieve these objectives.

Transportation Action Item 3.4.2: Anticipate and seek appropriate transit opportunities to link people along these corridors and regional destinations, as provided in Transportation Goal 7.

Transportation Action Item 3.4.3: Take advantage of the opportunity to create a 21st century minor arterial street on that part of the 1800/1600 South corridor that is west of 4700 West. Ensure it is designed at the human scale, provides multi-modal opportunities, pays tribute to the agricultural character of the area but supports compact walkable places. Consider funding mechanisms that will not be a tax burden on existing property owners.

Transportation Action Item 3.4.4: Along the 1800/1600 South corridor, support the planned new link through West Haven that connects the existing 1800 South directly to 2100 South (Wilson Lane), giving a direct access to the I-15 interchange.

TRANSPORTATION PRINCIPLE 3.5:

Provide an 8300 West corridor that will serve residential, freight, commercial, and employment access to points north and south. Preserve sufficient right-of-way to later create limited access freeway loop to and from the North Legacy Highway.

Transportation Action Item 3.5.1: Establish primary industrial and freight access by creating a loop to Wasatch Front transportation spine to north and south via North Legacy Highway Corridor. Preserve at least 270 feet of width for this corridor for the possible future conversion to a limited access freeway.

Transportation Action Item 3.5.2: Initially, design 8300 West to support walkable commercial and office development. Consider creating two one-way streets that anchor the edge of the right-of-way on both sides, with a large landscaped parkway between the two. When the street merits a limited access freeway, utilize the landscaped parkway area for the freeway travel lanes.

TRANSPORTATION PRINCIPLE 3.6:

The 3500/3600 West corridor is an important north south corridor that can link West Haven to Plain City.

Transportation Action Item 3.6.1: Ensure that as development occurs, 3600 West is widened to an appropriate and safe standard.

Transportation Action Item 3.6.2: As development occurs, ensure dedication of 3600 West is received from the developer to extend it to the Weber River. Collaborate with Marriott Slaterville and Plain City to build consensus on its alignment and connection to and through each.

TRANSPORTATION PRINCIPLE 3.7:

Ensure that planning for the Ogden Canyon Planning Area 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 Action Item 3.7.1: Develop techniques to discourage the use of Ogden Canyon as the major access to the East Weber Planning Area and encourage the use of Trappers Loop.

Transportation Action Item 3.7.2: Only support UDOT road development that is consistent with the recreational and rural character of eastern Weber County, including provisions for active transportation elements along all UDOT highways.

GOAL 4 – TRANSPORTATION:

Plan, design, and build connected street and pathway networks.

TRANSPORTATION PRINCIPLE 4.1:

Generally, establish a regular, connected network of collector streets at quarter section (half-mile) lines.

TRANSPORTATION PRINCIPLE 4.2:

Follow the basic principles for street and pathway connectivity – connected streets, frequent intersections, and small blocks.

TRANSPORTATION PRINCIPLE 4.3:

Create connected streets for all land use contexts.

Transportation Action Item 4.3.1: Use a series of street and pathway network typologies to guide and promote connected networks for different land use contexts. Larger lot residential, smaller lot residential, and commercial areas will need to have different size blocks and style of street networks – but they can all be connected. These typologies can be flexibly applied depending on the type of land use and lots sizes developed. See Appendix C for more information.

Transportation Action Item 4.3.2: Continue to support connectivity incentivized subdivisions by offering smaller lot sizes as a bonus for good connections, as provided in **Land Use Action Item 1.2.2.**

Transportation Action Item 4.3.3: Create density incentives to encourage private landowners to cooperate with each other for the planning of future street infrastructure connectivity. Provide for this by amending small area plans, as provided in **Community Character Action Item 1.1.1**, as part of the development approval.

GOAL 5 – TRANSPORTATION:

Connect communities and transportation infrastructure across permanent barriers.

TRANSPORTATION PRINCIPLE 5.1:

Provide for critical vehicle, transit, and active transportation crossings of the Union Pacific rail line.

Transportation Action Item 5.1.1: Collaborate with the Utah Department of Transportation, as the state's rail road crossing authority, to provide essential rail road crossings.

Transportation Action Item 5.1.2: Pursue funding for bridge infrastructure to cross the rail road where denoted on the Map 10 - Future Street and Transit on page 89, and where otherwise specified in this plan or where deemed appropriate by the County Commission.

Transportation Action Item 5.1.3: Consider bridging other existing at-grade crossings, where appropriate. When bridging an existing crossing, work with the rail road to retain the opportunity to place a new at-grade crossing elsewhere.

Transportation Action Item 5.1.4: When approving new development, ensure alternative means of egress is provided that will not result in significantly more traffic for at-grade crossings.

GOAL 6 – TRANSPORTATION:

While vehicle travel is important, the transportation network should be designed and constructed for all people, not just those in a private vehicle.

- 1916 TRANSPORTATION PRINCIPLE 6.1:
- 1917 Create human-scale street infrastructure with active transportation facilities along all street types.
- 1918 **Transportation Action Item 6.1.1:** Accommodate accessibility under the Americans with Disabilities Act.
- 1919 **Transportation Action Item 6.1.2:** Ensure safe street crossings and intersections.
- 1920 TRANSPORTATION PRINCIPLE 6.2:
- 1921 Design and build streets to complement their community context – whether agriculture, large lot residential,
- 1922 medium-lot residential, town centers, or open space.
- 1923 **Transportation Action Item 6.2.1:** Use a series of street and pathway network typologies to guide and
- 1924 promote connected networks for different land use contexts.
- 1925 **Transportation Action Item 6.2.2:** Establish a system of guidance for how street design can adapt to context
- 1926 while achieving the other Transportation Goals and Principles of connectivity, human scale, compact and
- 1927 orderly growth and regional access.
- 1928 TRANSPORTATION PRINCIPLE 6.3:
- 1929 Integrate recreation trails into the active transportation network (Map 11 - West-Central Active Transportation
- 1930 on page 98).
- 1931 *GOAL 7 – TRANSPORTATION:*
- 1932 Support transit corridors that connect village areas and commercial/industrial areas with the greater urbanized
- 1933 Wasatch Front.
- 1934 TRANSPORTATION PRINCIPLE 7.1:
- 1935 Utilize the existing rail corridor, or area immediately adjacent to it, to preserve space for future light rail transit.
- 1936 **Transportation Action Item 7.1.1:** As development occurs along the Union Pacific rail corridor, ensure 60-foot
- 1937 wide right-of-way is exacted from the developer for future light rail. Explore with adjacent cities how this
- 1938 transit corridor can efficiently connect to the Ogden transit station.
- 1939 **Transportation Action Item 7.1.2:** As the area’s population grows, work with the Utah Department of
- 1940 Transportation and the Utah Transit Authority to provide permanent transit facilities within this right of way.
- 1941 **Transportation Action Item 7.1.3:** Work with the Utah Department of Transportation, Utah Transit Authority,
- 1942 and Union Pacific Rail Road to provide frequent pedestrian bridges over the Union Pacific Rail Road to connect
- 1943 transit stations on the south side of Union Pacific’s rail line to commercial and residential areas on the north.
- 1944 **Transportation Action Item 7.1.4:** Until permanent transit facilities are constructed, utilize this public right-
- 1945 of-way as an active transportation right-of-way. Pursue the installation of the pedestrian bridges mentioned
- 1946 in **Transportation Action Item 6.1.3** to provide safe ~~crossing~~ crossing across the Union Pacific rail line from the
- 1947 12th street corridor to the north.
- 1948 **Transportation Action Item 7.1.5:** Plan for future transit oriented development along this corridor.
- 1949 **Transportation Action Item 7.1.6:** If an airport is supported in the planning area, preserve a transit corridor
- 1950 to the future airport property.
- 1951
- 1952 *GOAL 8 – TRANSPORTATION:*
- 1953 Provide for a new commercial and freight airport in the planning area.
- 1954 TRANSPORTATION PRINCIPLE 8.1:
- 1955 Plan for a new airport west of 8300 West.

1956 **Transportation Action Item 8.1.1:** Conduct an airport facilities analysis to determine the best location and
1957 configuration of runways and other airport facilities. Based on the results, select a site and preserve it until
1958 the market will support a new airport.
1959 **Transportation Action Item 8.1.2:** Conduct a market analysis to determine at what point the market will
1960 support the creation of a new airport.

1961 GOAL 9 – TRANSPORTATION:

1962 In the Uintah Highlands [Planning Area](#), provide for better infrastructure completion and connectivity.

1963 TRANSPORTATION PRINCIPLE 9.1:

1964 Provide better street connections when remaining undeveloped or underdeveloped parcels are developed.

1965 **Transportation Action Item 9.1.1:** In the event preservation of land for each park, as provided in **Parks and**
1966 **Recreation Principle 1.4**, is not successful, implement street connectivity during the development of vacant
1967 parcels based on conceptual connections of **Map 13 - Uintah Highlands Connectivity Opportunities on page**
1968 **113**. Consider alternate connections as well.

1969 TRANSPORTATION PRINCIPLE 9.2:

1970 Provide better safety support for all users of Combe Drive.

1971 **Transportation Action Item 9.2.1:** Create a multi-use street-side pathway that runs the length of Combe Drive.
1972 Coordinate with Uintah City and South Ogden City to execute.

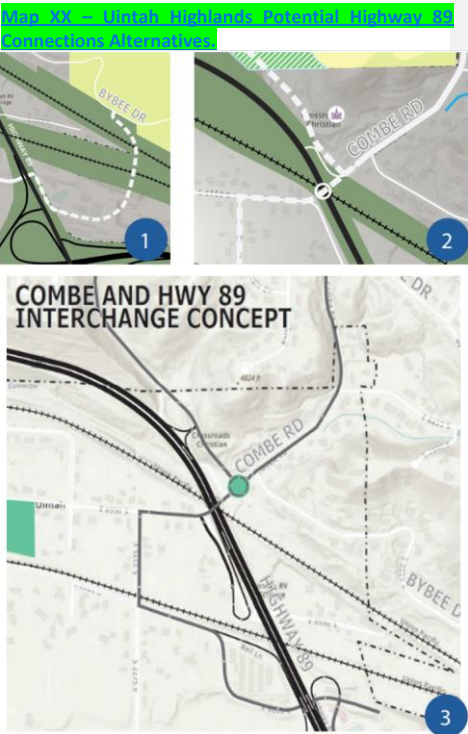
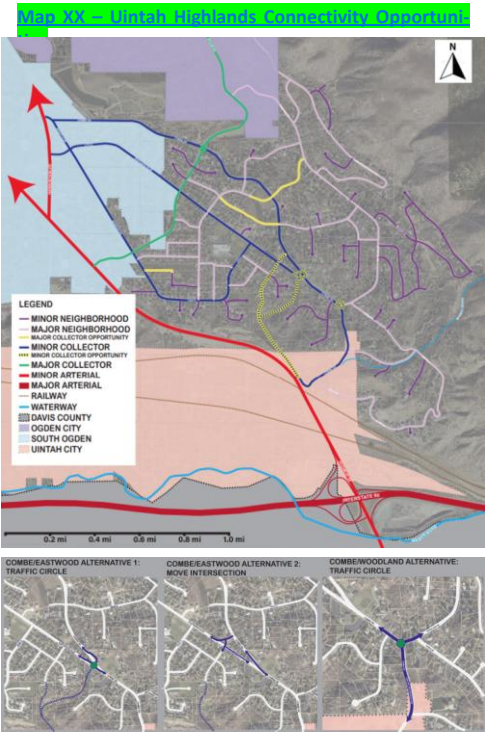
1973 **Transportation Action Item 9.2.2:** At blind intersections, install [fourwayfour-way](#) stops to calm traffic and
1974 speeds. Install a user-activated Rapid Flashing Beacon System for the intersections of Combe Drive and 5950
1975 South and Regency Drive, or where pedestrian crossing sight distance is otherwise limited (Map 16 - Pathway
1976 Street Crossing with Rapid Flashing LED Beacons on page 115).

1977 TRANSPORTATION PRINCIPLE 9.3:

1978 Complete missing pedestrian and curbing infrastructure.

1979 **Transportation Action Item 9.3.1:** Install missing sidewalk and curb and gutter segments along all streets west
1980 of Combe Drive (See Appendix C for more information).

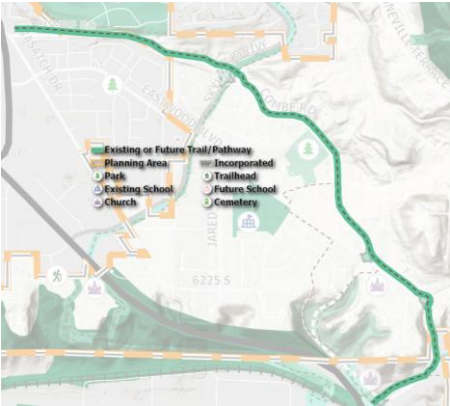
1981



1982

1983

Map XX – Proposed Combe Drive Streetside Path



1984

1985

Map XX – Pathway Street Crossing with Rapid Flashing LED Beacons



CHAPTER 6 PARKS & RECREATION

VISION

Western Weber desires a parks and recreation system that meets the diverse needs of existing and future generations of residents and which builds upon the unique natural setting and features such as the Weber River and the Great Salt Lake shorelines. The future parks and recreation system is envisioned to encompass a range of developed and natural parks, open space corridors and preserved natural lands that serve local, community and regional park needs. An “emerald necklace” of interconnected and unified trails, trailheads and parks is desired that will establish the Western Weber area as one of the premiere recreation locations in the region that is fully connected with other recreational, educational civic and commercial destinations in Weber County and the region beyond.

Unincorporated Weber County desires a parks and recreation system that meets the diverse needs of existing and future generations of residents and which builds upon the unique natural setting and features such as the Weber River and the Great Salt Lake shorelines. The future parks and recreation system is envisioned to encompass a range of developed and natural parks, open space corridors and preserved natural lands that serve local, community and regional park needs. An “emerald necklace” of interconnected and unified trails, trailheads and parks is desired that will establish unincorporated areas of Weber County as one of the premier recreation locations in the region, fully connected with other recreational, educational, civic, and commercial destinations in Weber County and the region beyond.

Existing & Projected Conditions

INTRODUCTION

Public parks and natural open spaces not only provide places for community members to actively recreate and improve their physical fitness. ~~They, but they also~~ offer residents and visitors a place to gather in celebration, to exercise in the fresh outdoor air, and experience special landscapes that provide physical and visual relief from the built environment. They can also provide a host of ecosystem conditions that can help facilitate public services such as stormwater management and flood control, improvement of air and water quality and mitigation of extreme temperature fluctuations.

BACKGROUND

~~According to the input received by~~Community members ~~of the public~~ throughout ~~this planning process, the unincorporated areas of Weber County have consistently conveyed the idea that~~ parks, recreation, ~~and~~ trails ~~have consistently emerged as~~should be considered community priorities. As open space, parks are markers of the community’s sense of place, they symbolize the openness of agricultural tradition, and they offer a promise of how the area can be enhanced in the future through the development of a distinguished and interconnected system of usable open spaces.

~~In West Central Weber, the preservation of natural open space also emerged as a clear community priority, as it is a reflection of the open land and agricultural traditions of the area. The large swaths of land in the northwestern and southwestern, and eastern~~ parts of the planning area that are currently owned by the State of Utah ~~and the U.S. Forest Service~~, are of particular importance, encompassing much of the Little Weber River inlet to the Great Salt Lake ~~and~~ the land around Ogden Bay and the Great Salt Lake, ~~as well as the mountainous regions that are located in Ogden Canyon and the East Weber Planning Area.~~

In the Uintah Highlands Planning Area, the community desires to preserve any acreage for parks. There was a local LDS church bowery and grassy field that was used by the community as a park for years until the LDS Church sold it

to a developer, with much angst from the community. There is very little undeveloped acreage left in the Uintah Highlands [Planning Area](#) that could be preserved as a park, so careful park planning and grassroots community action is essential to provide for this community need.

~~The Reese Park, located at 7100 West and 900 South, is the only formally improved public park in the planning area.~~ In the West-Central Weber Area, there are two established public parks. One is a 5.75-acre park that is located in the Reese area and is under the jurisdiction of West Warren Park Service District. The other is a 32-acre park that is located in Taylor and is under the ownership of the Taylor West Weber Park District. It is recently established and currently has limited facilities, but the district has big plans for the park's buildout. There are private parks that are owned and managed by local churches or provided for the benefit of private residential developments. In contrast, there are hundreds of acres of natural lands associated with the Great Salt Lake and Weber River, in addition to smaller swaths and corridors associated with minor drainages and sensitive lands.

EMERALD NECKLACE CONCEPT

The emerald necklace referred to herein is a concept in which components of a community and/or regional parks are tied together with a long string of interconnected trails and pathways. In West-Central Weber, the emerald necklace would run along the Weber River, using an extension of the Weber River Parkway Trail, to connect both natural open spaces and improved park area. Most of the "emeralds" on the necklace are ~~land~~lands that are within the flood plain area and are therefore not ripe for development. Other areas along the necklace may also be identified as prime park acreage, and should also be preserved as development occurs.

[VISUAL PLACEHOLDER - PDF PAGE XXX: Emerald Necklace Concept]

PARK TYPES

NEIGHBORHOOD PARKS

Generally ranging from five to ten acres in size, a neighborhood park is sufficient for meeting the developed park needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and sometimes a restroom.

[VISUAL PLACEHOLDER - PDF PAGE 120: Image 51 - Community Park Walking Path]

COMMUNITY PARKS

Community Parks typically range from ten to twenty acres in size, and are large enough for meeting the needs of the greater community area. In addition to providing sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating areas, they usually provide at least one specialty feature with a community-wide draw (a sports complex, recreation center or large splash park, for example).

REGIONAL PARKS

The largest type of park envisioned for ~~Western~~West-Central Weber is the Regional Park, which primarily encompasses the natural areas associated with the Great Salt Lake shorelines, the Weber River, areas encumbered by floodplains, and other natural features that should be preserved for the benefit of future generations. Regional Parks are greater than 20 acres in size. They will generally be much larger in ~~Western~~the western area of Weber County, as they will encompass large tracts of natural lands. Similar to Community Parks, Regional Parks may include specialty park features, although with a distinct regional draw. In ~~Western~~West-Central Weber such facilities might include a nature center, a bike park/pump track, or an environmental education center, in addition to carefully-sited sports fields and courts, playgrounds, pavilions, restrooms, picnic areas and seating, and a wide range of multi-purpose trails and associated trailheads.

2063 **PRIVATE PARKS**

2064 Private parks are likely to be developed as part of private development projects to help meet the needs of the
2065 residents of private subdivisions. Such parks are generally not open to the public, tend to be small, limited use
2066 playgrounds, sports courts and small pavilions. In contrast, public parks usually include significant amenities and
2067 elements expressly intended to meet public needs and demands, including sports fields and other major recreation
2068 facilities. Since private parks and recreation facilities are generally not open for public use, they are not addressed
2069 in detail in this plan.

2070 **WESTERN WEBER SPECIAL PARKS DISTRICT**

2071 The Western Weber Special Parks district was established several years ago with a mandate to provide park and
2072 recreation services for the greater Western Weber area through the targeted collection of fees and taxes. In the
2073 ensuing years the Service Area has begun to establish partnerships with Western Weber residents, communities and
2074 Weber County, with the intent of establishing strong, collaborative relationships and a tradition for sharing amenities
2075 and facilities. The primary goals of the district are to provide and maintain a range of parks and recreation sites,
2076 facilities, amenities and services with a special focus on meeting the specific needs of residents.

2077 The district has thus far successfully acquired land for parks, although it has not been able to secure the water rights
2078 necessary for establishing and maintaining any parks. Other challenges are highlighted by the decision of Warren
2079 and West Warren to pull out of the district, reportedly due to conflicts related to funding. As a result, the district
2080 currently has no existing parks within its jurisdiction.

2081 The Western Weber Special Parks District Master Plan was adopted by the district the latter part of 2023. The plan
2082 is focused on establishing community parks and neighborhood parks as the primary facilities for meeting the needs
2083 of the district's residents. The plan includes a range of specific ideas that are intended to be unified with the goals
2084 and directives of the Western Weber General Plan, with particular emphasis on preserving parks and open spaces,
2085 and establishing a range of trails, paved bike/pedestrian paths and associated trailheads that provide linkages to and
2086 from neighborhoods, destinations, and communities within the Western Weber area and beyond.

Commented [TA39]: Do we need to change anything in this section?

RANGE OF PARKS, OPEN SPACE, & TRAILS IN WESTERN UNINCORPORATED WEBER



EXISTING PARK NEEDS & SERVICE LEVELS

The Future Parks and Recreation map indicates a range of parks, primarily located along key trail corridors that form the “Emerald Necklace” system. As the area matures and more parks are established, it is recommended that detailed analyses are conducted to ensure the future parks system in [Western/The West-Central Weber Planning Area](#) meets community needs. The first analysis that should be conducted is a Level of Service Analysis, which examines park acreage in relation to population, and the other is a Distribution/Service Area Analysis, which evaluates the distribution of parks in the planning area to determine if gaps in service exist.

LEVEL OF SERVICE ANALYSIS

The National Parks and Recreation Association (NRPA) developed the level of service analysis to help communities evaluate whether the park land amount is sufficient for meeting community’s needs. The level of service analysis is a ratio calculated by dividing the total acres of park land by the population and multiplying by 1,000. This resulting figure represents the number of park acres provided for every thousand residents. This level of service analysis is generally a national benchmark tool for assessing park needs. It provides the framework for a community to compare its performance against other cities and minimum national standards.

DISTRIBUTION ANALYSIS

A distribution analysis examines how existing parks are distributed throughout the area in order to understand the spatial and locational characteristics of the area’s park system. This analysis should be supported by public input to help determine the acceptable distance from home to the closest park.

$$\text{Level of Service} = \frac{\text{Total Acres Park Land}}{\text{Total Population}} \times 1,000$$

Commented [RR40]: M-016, part 1 of 1. This text appears here in the corrected/published organization. It came from Parks & Recreation > Existing Park Needs and Service Levels. The original paragraph began: “Distribution Analysis.”.

PARK LAND ACQUISITION & DEVELOPMENT

To help meet future needs in the most cost-efficient manner, land should be secured as soon as possible to meet future park needs, which is especially critical given increasing land costs. It is recommended that no parks smaller than three acres are acquired or developed, as they are small, difficult to maintain and challenging to operate, placing a significant burden on maintenance staff and resources. Weber County should instead focus on providing Neighborhood and Community Parks to the greatest degree possible, which will offer the most “bang for the buck” and more efficiently utilize maintenance and operations funds.

OPEN SPACE

Open space, whether publicly or privately owned, provides physical and visual relief from the more developed areas. The area is fortunate to have the Great Salt Lake shorelines and a wide range of waterways, drainages, natural corridors and sensitive lands to serve as an open space system. Open space provides a host of ecological benefits. It helps purify the soil, water and air, can absorb and deflect noise, wind and visual disturbances, helps absorb carbon and reduces urban heat. These valuable lands ensure that natural drainages are available to convey stormwater and assist with stormwater infiltration into the soil. Open space is also important for protecting critical habitat and, when carefully developed with trails, can serve as connections to parks and neighborhoods.

According to public input, the preservation and incorporation of open spaces into the future community structure is important to [Westernunincorporated](#) Weber [County](#) residents. To meet this desire, open space should be acquired and preserved as opportunities arise, providing places to extend the parks and trail system, preserve waterways, natural drainages and viewsheds, and preserve agricultural land in the community.

TRAILS & TRAILHEADS

TRAILHEADS

TRAILS

Trails are an essential thread in the fabric that weaves communities together. They are an integral component of a connected community, providing direct and easy access to local parks and open space. They also offer recreation and mobility opportunities while connecting local homes and businesses, essential services, and regional transit systems. There is strong public support for the development of additional trails in West-Central Weber.

[VISUAL PLACEHOLDER – PDF PAGE 125: Map 12 – Uintah Highlands Active Transportation & Recreation on page 99 and] Original visual omitted; surrounding explanatory text is retained.

[VISUAL PLACEHOLDER – PDF PAGE 125: Map 17 – Parks & Recreation on page 126 illustrate the proposed future trails for the planning area.] Original visual omitted; surrounding explanatory text is retained.

Map XX [West-Central], Map XX [Uintah Highlands], and Map XX [Ogden Canyon and East Weber] illustrate the proposed future trails for the planning areas. Rather than defining exact alignments, the concept establishes the general corridors where regional trail connections are necessary or desired. Most waterways, both manmade and natural, are proposed to serve as a trail corridor. The resulting regional trail framework creates a fully-interconnected system for the area, serving the east, west, north and south portions of the area, and connecting the Great Salt Lake to the area and providing regional trail connections to the north, east and south. Although not illustrated, local trails are encouraged to connect the regional trail system to local parks, open spaces, schools, neighborhoods and destinations. These routes will provide a finer grain of recreation and travel options.

Commented [RR41]: M-017, part 1 of 1. This text appears here in the corrected/published organization. It came from Parks & Recreation > Trails and Trailheads. The original paragraph began: “Trailheads.”

2144 TRAILHEADS

2145 The future park system should be linked together through an interconnected system of trails and trailheads. Utilizing
 2146 parks as trailheads will increase the efficiency of such investments, since restrooms and other amenities can meet
 2147 both user groups' needs. Map 13 and Map 18 show the general location of trailheads. The county should work with
 2148 the parks district to establish a reasonable distance along the trails system between major trailheads, then select
 2149 which proposed trailheads on the map will be major trailheads. A major trailhead has public restrooms and culinary
 2150 water facilities. The remaining trailheads shown between the major trailheads are intended to be minor trailheads.
 2151 Minor trailheads only provide a handful of parking spaces, informational trail and wayfinding signage, and access to
 2152 a trail. The intent of establishing so many minor trailheads is to provide many points along the trails network to
 2153 access the trails, and provide a greater distribution of trail accesses throughout the community to provide for optimal
 2154 community connectivity.

2155 Trail and trailhead design standards should be established as part of the ongoing Western Weber Special Park District
 2156 Master Plan. Recognition should be given that the implementation of the entire trail planned network may take
 2157 generations to realize.

2158 [VISUAL PLACEHOLDER - PDF PAGE XXX: Map XX – West-Central Parks & Recreation]

2159 [VISUAL PLACEHOLDER - PDF PAGE XXX: Map XX – Uintah Highlands Parks & Recreation]

2160 [VISUAL PLACEHOLDER - PDF PAGE XXX: Map XX – Ogden Canyon and East Weber Parks & Recreation]

2161 OTHER TRAIL IMPROVEMENTS

2162 In addition to providing a complete and interconnected network of trails and trailheads, residents also indicated a
 2163 desire for safe trail crossings at major roadways and improved trailhead facilities. The establishment of a consistent
 2164 regulatory, wayfinding and interpretive sign system is an important component of the county's trails system. It can
 2165 inform trail users of use regulations, location of key destinations, and provide awareness of proper public
 2166 stewardship of the trail and open space system.

2167 The ~~Western~~West-Central Weber ~~Planning Area~~ trail system should be implemented as opportunities arise, by
 2168 securing property for trails, trail easements and trailheads, and by negotiating trails as part of development
 2169 approvals. The future trail system should focus on segments that expand the existing trail network, fill gaps or
 2170 otherwise help achieve the long-term vision. Extension of the Weber River Trail through the area to the Great Salt
 2171 Lake should be a major goal of this chapter.

2172 Completing the long-term regional trail corridors through ~~Western~~the West-Central Weber ~~area~~ should be one of
 2173 the top priorities, facilitating regional access and linkages to amenities and destinations as part of establishing
 2174 specific alignments and priorities for implementation. Trail and trailhead enhancements and system-wide
 2175 wayfinding and signage are also key for improving the usability of the ~~Western~~West-Central Weber ~~area~~ trail system.

2176 The Trails Foundation of Northern Utah maintains cooperative relationships with a range of agencies and
 2177 stakeholders in an effort to provide trails as part of the best possible use of natural lands and resources. Their process
 2178 for acquiring trails on private land should be cooperative and capitalize on unforeseen opportunities, utilizing
 2179 easements and land swaps as key implementation tools. Existing trails in the area are highlighted by Pioneer Trail
 2180 and a range of smaller ~~trial~~trails in Hooper, which are heavily used. Key future trails include those planned for West
 2181 Haven at 4300 West, and a trail east of 4700 West and north of 4000 South. A new trailhead has been established
 2182 near Smith & Edwards, providing access to the 4000 North Rail Trail. The trail is envisioned to be extended in the
 2183 future. TNFU strongly supports connecting the Centennial Trail along the Ogden River to West-Central Weber.

2184

Commented [RR42]: M-017, part 1 of 1. This text appears here in the corrected/published organization. It came from Parks & Recreation > Trails and Trailheads. The original paragraph began: "Trailheads.".

Figure XX – Example of Wayfinding Standards



Source: Ogden Valley Wayfinding Plan

Goals, Principles & Implementation Actions

PARKS & RECREATION

GOAL 1 – PARKS & RECREATION:

Provide for the physical, mental, and emotional needs of the community by creating physical park locations in which existing and future residents may recreate, exercise, blow off steam, play, quietly contemplate, and connect with and enjoy nature.

PARKS & RECREATION PRINCIPLE 1.1:

In tandem with **Land Use Goal 5**, ~~Support~~support the creation of a regional, community, and neighborhood parks and trails system along the Weber River.

Parks and Recreation Action Item 1.1.1: Create an “Emerald Necklace” regional park system along the Weber River that includes a linear park system along the river and both natural and improved parks, or “emeralds,” along the linear park system.

Parks and Recreation Action Item 1.1.2: Create Weber River Corridor Park that includes all land within 300 feet of the high-water mark of the Weber River. ~~Exat~~Require dedication of this land from the landowner at the time of development where appropriate. Reserve an easement for the future park when exaction of the land is not appropriate. Establish a Weber River corridor setback where no permanent structures can be constructed within 300 feet of the high-water mark of the river.

Parks and Recreation Action Item 1.1.3: In cooperation with the Park District, pursue opportunities to acquire park land along the Weber River. The areas shown on the Future Land Use Map present some opportunities, but pursue other opportunities with landowners as development along the river occurs.

Parks and Recreation Action Item 1.1.4: Encourage areas in the floodplain to be held as public park land. Pursue opportunities to create nature parks in floodplains, unless a more formal park is more desirable in that area.

PARKS & RECREATION PRINCIPLE 1.2:

Support the creation of parks and recreation districts to own, operate, and maintain parks, trails, and recreational facilities.

Parks and Recreation Action Item 1.2.1: Encourage the formation of a parks district in the Uintah Highlands ~~area~~Planning Area.

Parks and Recreation Action Item 1.2.4: Encourage the expansion of the West Weber Parks Special District to include all of West-Central Weber.

PARKS & RECREATION PRINCIPLE 1.3:

In tandem with **Land Use Principle 2.5**, support smart-growth principles by ensuring new development contributes a fair share to providing both neighborhood and community parks.

2219 **Parks and Recreation Action Item 1.3.1:** Work with the parks district to analyze the desired ratio of
 2220 neighborhood park acreage per 1000 residents. Using this ratio, determine how many neighborhood park
 2221 acres should be provided per residential unit. Evaluate acreage needs for both improved and natural park
 2222 acreage. Revise development regulations to ensure new development provides ~~theirs~~ proportionate share
 2223 of neighborhood park acreage.

2224 **Parks and Recreation Action Item 1.3.2:** As development occurs, neighborhood park improvements should
 2225 be completed at the expense of the developer. Development of, or contribution toward the development of,
 2226 a neighborhood park should be considered a “project improvement,” under the impact fee act. The cost for
 2227 improvements thereof should not be in lieu of impact fees charged for park “system improvements,” if
 2228 applicable. Pressurized secondary water should be provided by the developer for each neighborhood park.
 2229 Support the local park district’s role in acquiring, owning, and operating these parks.

2230 **Parks and Recreation Action Item 1.3.3:** For smaller developments in which no meaningful neighborhood park
 2231 space can be provided, consider a fee in lieu of park acreage contribution.

2232 **Parks and Recreation Action Item 1.3.4:** Encourage the local park district to create an impact fee for “system
 2233 improvements.” Generally, “system improvements” will be improvements to larger community or regional
 2234 parks.

2235 PARKS & RECREATION PRINCIPLE 1.4:

2236 Provide for open space areas within residential areas as a means of breaking up development and to provide
 2237 recreational opportunities and enhance visual aesthetics of a neighborhood.

2238 **Parks and Recreation Action Item 1.4.1:** Amend the County’s Master Planning Development Overlay Zone and
 2239 other development tools to incentivize the creation of public parks above and beyond that suggested in **Parks**
 2240 **and Recreation Action Item 1.3.1.**

2241 **Parks and Recreation Action Item 1.4.2:** Open space that is preserved in a residential area should first and
 2242 foremost be offered to the local parks district as an improved park. If the parks district does not desire the
 2243 park, a HOA-owned and operated park that is open to the public should be provided.

2244 **Parks and Recreation Action Item 1.5.3:** As development occurs pursue opportunities to locate public parks
 2245 adjacent to new schools, with strong pedestrian connectivity between the two. Pursue opportunities for joint
 2246 management and maintenance agreements for school/park shared facilities.

2247 **Parks and Recreation Action Item 1.4.4:** Where a park is not desirable, low-impact crop production, such as a
 2248 small hobby farm or community garden, should be encouraged and supported. The low impact raising and
 2249 grazing of animals should also be supported as long as sufficient acreage and land vegetation exists that
 2250 ensures overgrazing is unlikely.

2251 PARKS & RECREATION PRINCIPLE 1.5:

2252 Provide regional parks that support large-acreage parks and recreation. These parks may be natural parks in
 2253 areas where natural land preservation is valuable, but may also include one or more large County or District
 2254 park complex with sports fields, recreation centers, tracks, etc.

2255 **Parks and Recreation Action Item 1.5.1:** Pursue opportunities to preserve the large regional park area shown
 2256 on Map 17 - Parks & Recreation on page 126.

2257 GOAL 2 – PARKS & RECREATION:

2258 Provide for the ~~physical, mental, and emotional needs~~ expansion of the community by creating physical park
 2259 locations in which existing and future residents may recreate, exercise, blow off steam, play, quietly contemplate,
 2260 and connect trail networks, in conjunction with and enjoy nature new development, to contribute towards trail
 2261 connectivity wherever possible.

2262 PARKS & RECREATION PRINCIPLE 2.1:

2263 Trail and pathway infrastructure should grow at a commensurate rate to population growth.

Parks and Recreation Action Item 2.1.1: In tandem with **Active Transportation Principle 2.4.2**, as primary roads are improved, parallel separated bicycle and pedestrian trails should be installed.

Parks and Recreation Action Item 2.1.2: Provide safe paths for children going to and from schools and parks.

Parks and Recreation Action Item 2.1.3: Seek opportunities to install multi-use paved trails along permanent features in the area such as railroads, man-made and natural water courses, and ~~streets~~streets. Ensure developers install these pathways as development occurs.

Parks and Recreation Action Item 2.1.4: Collaborate with the Trails Foundation of Northern Utah, the Utah Department of Transportation, property owners, local transportation agencies, adjacent cities, canal and railroad rights-of-way owners, and others affected to identify the best alignments for trails shown on the Parks and Recreation Map.

Parks and Recreation Action Item 2.1.5: In open space areas that are intended to remain natural open space, such as regional parks, consider other trail types that are not asphalted, such as equestrian ~~trails~~trails and hiking trails.

Parks and Recreation Action Item 2.1.6: Pursue additional funding options for the installation and/or connection of trails.

Parks and Recreation Action Item 2.1.7: Implement the trails and pathways cross sections as depicted in Figure 53 - Pathway Cross Section - Street Adjacent on page 133, or similar:

PARKS & RECREATION PRINCIPLE 2.2:

Support the Ogden Canyon Planning Area as a regional recreational amenity.

Parks and Recreation Action Item 2.2.1: In harmony with existing residential uses, support the development and improvement of recreational amenities in the Ogden Canyon Planning Area, such as trails, hiking and climbing routes, access to the Ogden River, and public facilities like restrooms and picnic areas.

GOAL 3 – PARKS & RECREATION:

Ensure that residents of ~~Western~~West-Central Weber have equitable access to parks.-3

PARKS & RECREATION PRINCIPLE 3.1:

Future levels of service for parks will be established concurrently with the growth and development of the parks and recreation system.

Parks and Recreation Action Item 3.1.1: Develop and implement a signage and wayfinding system for recreational and active transportation trails. Provide ample information about available facilities, amenities and regulations.

Parks and Recreation Action Item 3.1.2: Acquire park land to meet LOS and distribution needs as soon as possible to avoid escalating land costs.

PARKS & RECREATION PRINCIPLE 3.2:

Ensure that new parks and open space provide high-quality recreation opportunities for the community.

Parks and Recreation Action Item 3.2.1: The acquisition of neighborhood parks should include three or more acres, whenever possible.

Parks and Recreation Action Item 3.2.2: Develop each park with a combination of unique design, themes and amenities to encourage strong identities for each park in the context of the surrounding neighborhood or community. Match the design theme with the themes fleshed out during small area planning, as provided in **Community Character Action Item 1.1.1**.

VISUAL PLACEHOLDER - PDF PAGE 133: Figure 53 - Pathway Cross Section - Street Adjacent

VISUAL PLACEMAKER FOR PAGE 31, Figure 34, Pathways Cross Section

Parks and Recreation Action Item 3.2.3: Incorporate public art through artistic dark-sky lighting, furnishings, plantings, sculpture, landscape art and other methods of artistic expression into parks and other improved public landscapes.

Parks and Recreation Action Item 3.2.4: Encourage the park district(s) to adopt minimum park amenities standards, and ensure development of parks meet or exceed the established standards.

PARKS & RECREATION PRINCIPLE 3.3:

Ensure that new development provides adequate open space, buffering and landscaped areas.

Parks and Recreation Action Item 3.3.1: Modify codes and ordinances to establish developer participation in the provision of small private parks, open space, and trails.

GOAL 4 – PARKS & RECREATION:

Maintain a high standard of maintenance for the area’s parks.

PARKS & RECREATION PRINCIPLE 4.1:

Continue to improve the best management and maintenance procedures to protect the parks and recreation investments in the planning area.

Parks and Recreation Action Item 4.1.1: Protect the community’s investment in future sports fields by resting fields regularly to prevent damage by overuse.

Parks and Recreation Action Item 4.1.2: Encourage local park districts to update annual revenue collection and budgets to ensure funding for operation and maintenance of parks and other recreation and open space lands is sufficient to meet needs.

Parks and Recreation Action Item 4.1.53: Work with parks districts to update parks in a way that helps reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.

Parks and Recreation Action Item 4.1.64: Work with park districts to increase the variety of amenities in parks to promote park resiliency.

Parks and Recreation Action Item 4.1.75: Support the park district’s role in providing amenities and facilities to help residents “self-maintain” their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.).

Parks and Recreation Action Item 4.1.86: Protect the urban forest and naturally and non-naturally occurring vegetation in the area’s parks and open spaces.

GOAL 5 – PARKS & RECREATION:

Promote water conservation and similar practices to help ensure the area’s parks and trails are sustainable and resilient.

PARKS & RECREATION PRINCIPLE 5.1:

As new parks, open space, recreation facilities and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.

Parks and Recreation Action Item 5.1.1: Utilize drip irrigation, moisture sensors, central control systems, appropriate plant materials, soil amendments and other county requirements as applicable to create a more sustainable ~~Western~~[West-Central](#) Weber parks and recreation system.

Parks and Recreation Action Item 5.1.2: Implement industry standards and best practices to ensure plants are water-wise, regionally appropriate and as low maintenance where appropriate to reduce maintenance and water demands.

2349 **Parks and Recreation Action Item 5.1.3:** Convert non-active areas of parks and other public lands to water-
2350 wise plantings and mulches, using native plants where possible, to reduce water and maintenance demand.

2351 *GOAL 6 – PARKS & RECREATION:*

2352 Complete a comprehensive, interconnected recreational trail network over the next 20 years.

2353 PARKS & RECREATION PRINCIPLE 6.1:

2354 Assure that the trails system meets public needs and expectations.

2355 **Parks and Recreation Action Item 6.1.1:** Continue to support the Trails Foundation of North Utah in making
2356 trail and bike lane maps available to the public online and in the form of printed maps.

2357 **Parks and Recreation Action Item 6.1.2:** Develop an accessible network of supportive pedestrian
2358 infrastructure, including sidewalks, curb ramps and trails near existing and future parks, trailheads, transit
2359 stops, and other high-use community destinations.

2360 **Parks and Recreation Action Item 6.1.3:** As resort development continues, Weber County will continue to
2361 pursue recreational development opportunities with existing and future recreation resorts in the East Weber
2362 Planning Area, subject to the provision of **Land Use Principle 6.1.4**. Future resort development should broaden
2363 the array of outdoor recreation opportunities available to both residents and visitors.

2364 **Parks and Recreation Action Item 6.1.4:** Weber County will pursue adequate recreational trail improvements
2365 in the West-Central Weber, Uintah Highlands, Ogden Canyon, and East Weber Planning Areas. The County
2366 may consider supporting local organizations and groups in their efforts to expand, manage, and maintain trail
2367 and trailhead facilities necessary to provide adequate levels of service for the increasing demand.

2368 PARKS & RECREATION PRINCIPLE 6.2:

2369 Require land use planning and the development review processes in ~~Western~~West-Central Weber to
2370 incorporate trail master planning that prioritizes public access to trails.

2371 **Parks and Recreation Action Item 6.2.1:** Continually evaluate system-wide trail needs as part of future
2372 planning efforts, focusing on closing gaps and improving connections with existing and future neighborhoods,
2373 destinations, parks, recreation facilities and future transit stations.

2374 **Parks and Recreation Action Item 6.2.2:** Require private development projects to finance and install bicycle
2375 facilities, sidewalks and trails recommended in this and the transportation chapter, along with their
2376 corresponding active transportation and recreation maps.

2377 **Parks and Recreation Action Item 6.2.3:** Require sidewalks, pathways, plazas, or other pedestrian-friendly
2378 entrances to all buildings in village areas or along where commercial or multifamily housing uses occur.

2379 PARKS & RECREATION PRINCIPLE 6.3:

2380 Maintain trails as safe, attractive and comfortable amenities for the community.

2381 **Parks and Recreation Action Item 6.3.1:** Ensure that maintenance routines include the control of weeds
2382 (particularly thorny species), removing trash and debris and selective plowing of crucial routes to facilitate
2383 winter trail use.

2384 **Parks and Recreation Action Item 6.3.2:** Promote an “Adopt a Trail” program to encourage trail user
2385 assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trail
2386 development through maintenance and long-term improvements.

2387 **Parks and Recreation Action Item 6.3.3:** As trails are installed, consider installing a safe system of dark-sky
2388 compliant trail lighting and emergency response stations along major/ popular routes where appropriate.

2389

CHAPTER 5 UTILITIES & SERVICES

[VISUAL PLACEHOLDER - PDF PAGE 139: Chapter-opening photograph or banner graphic omitted]

Vision

~~Western Weber County desires adequate utilities and public services that provide for the current and long-term needs of the community. Weber County, other utility and service providers will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.~~

Provide reliable, efficient, and sustainable utilities and public services that meet the needs of existing communities and support planned growth. Infrastructure and services should be appropriate to the unique conditions of each planning area, coordinated among service providers, and expanded in a manner that

Existing & Projected Conditions

The capacity and quality of utilities and public services significantly affect the rural quality of life enjoyed by those who live and own property in ~~Western~~the unincorporated areas of Weber County. Residents expressed concern that population growth will increase the demand for utilities and public facilities and services. As the population increases, it is important to ensure that supply of services keeps pace with demand and that the expansion of utility infrastructure is planned to accommodate future needs.

The community consensus is that utility infrastructure development should be available when it is needed but should not drive growth, and that planning for future utility services should observe the limitations of the water and soil resources of the area.

The goals and principles presented in this element are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs. It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the planning area. Most utilities and public services require a substantial investment that must be planned well in advance of the need for the services. Major factors in determining the amount, location and type of growth that ~~Western~~the West-Central Weber ~~County~~area can anticipate include who will pay for improvements and where those facilities will be located.

Residents in ~~the~~this unincorporated ~~areas of Western~~area Weber ~~County~~ rely on individual water and sewer systems and on private companies and special-use districts to develop, operate, and maintain most of the community's water, sewer, and electric power utility services.

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. Weber School District serves the residents of ~~Western~~West-Central Weber Planning Area.

Water Use & Preservation

CURRENT DEMAND

[VISUAL PLACEHOLDER - PDF PAGE XXX: Image XX - Outdoor Residential Water Use]

[VISUAL PLACEHOLDER - PDF PAGE XXX: Image XX - Agriculture Water Use]

Throughout 2025, the Western Weber Water Conservation Stakeholder Committee met as an advisory board to recommend amendments to the general plan to create additional actions that would accomplish the water conservation goals of the 2022 State of Utah Legislative Session, general plans are now required to estimate Division of Water Resources. The Stakeholder Committee is also helpful in providing the county with estimated water demand. The water demand statistics, based on land use categories. While this requirement is not required to be

fulfilled until 2026, this plan address it based on best available information at the time. This requirement, should be revisited/updated regularly, as better information becomes available.

The amount of water needed to sustain certain land uses are provided in the following table. The land use categories are based on the categories found in the State’s water plan. This data is based on information provided by the Taylor West Weber Water District. The district reports 2,684 residential customers. At approximately three people per household, this assumes the population they serve is approximately 8,052 people. The gallons per capita per day (GPCD) water demand in the last column ties the water use to the population. This provides an industry standard metric that helps establish the amount of water necessary to sustain the current population. It also can help project water demand as the population changes.

Table XX – Taylor West Weber Water District – Culinary Water Use

Taylor West Weber Water District-Culinary Water Use				
Land Use Category	Connections	Gallons Per Year	Gallons Per Unit Per Day	Gallons Per Capita Per Day (GPCD) Water Demand
Residential	2,895	310,443,000.00	293.70	100
Commercial	23	3,281,000.00	390.80	1.06
Institutional	20	7,971,000	1091.90	2.57
Agricultural/Industrial	47	15,834,000.00	922.90	5.12
Mining	No Data	No Data	No Data	No Data
Aquaculture	No Data	No Data	No Data	No Data
Power Generation	No Data	No Data	No Data	No Data

Source: Taylor West Weber Water District, Water Conservation Plan 2024

TABLE PLACEHOLDER – PUBLISHED PAGE XXX: Table XX: State of Utah Agricultural Water Data (6.6 Acres per Acre per Year)

THE EFFECT OF PATTERNS OF DEVELOPMENT ON WATER DEMAND & WATER INFRASTRUCTURE

Based on existing trends in agricultural water being exchanged for municipal and industrial water, the State Division of Water Resources estimates that by 2065 there will be somewhere between 15,700 acre-feet and 26,100 acre-feet of water converted from agricultural water into municipal and industrial water.

METHODS OF REDUCING WATER DEMAND AND CONSUMPTION

The Utah Division of Water Resources has set a goal to reduce the Weber River basin’s per capita water consumption by 20 percent by 2030. They further desire to reduce it by 30 percent by the year 2065. The Division provided some valuable feedback in September 2024 for amendments that will set timelines for action items, continue coordination with water providers, identify agriculture ground you want to protect, and create a water demand projection overlaid on a future water supply projection.

Integrated throughout this Water Use and Preservation section, methods of reducing water demand and consumption are addressed pursuant to [cite state code reference].¹¹Utah Code 17-79-403.

[VISUAL PLACEHOLDER – PDF PAGE 143: Photograph or illustration omitted] Original visual occupied the lower-right portion of the page.

¹¹ Cite state code reference

TABLE PLACEHOLDER. PUBLISHED PDF PAGE XXX, Table XX. Potential Conversion from Agricultural to Municipal and Industrial (M/I) Use Between 2020 and 2035.

VISUAL PLACEHOLDER. PDF PAGE XXX, Figure XX. New Area Urban Use (Water).

VISUAL PLACEHOLDER. PDF PAGE XXX, Photographs or Illustration (water).

CULINARY WATER

Weber County currently plays no direct role in supplying culinary water to the planning area. Whether through development of additional private sources or expansion of existing community water systems, the area's projected growth will require additional culinary water and new water infrastructure.

West-Central Weber residents expressed great concern over the availability and quality of culinary water sources. A number of the residents and businesses in West-Central Weber rely on private water wells and developed springs for culinary (drinking) water service, but many residents depend on water service from three individual water companies. Taylor-West Weber Water Improvement District, Warren West Warren Water District, and Bona Vista Water Improvement District are the primary water service providers in the planning area. Each water company has a limit on the number of customers it can serve, based on its public water system certification. Apart from authorized capacity, water service providers are limited by the production capacity of their water sources, primarily wells, and several have experienced deliverability problems in the past, despite having fewer customers than their authorized capacity. Weber Basin Water Conservancy District is the water wholesaler for Weber County and has several projects underway to help expand service capabilities to water companies in the western portion of the county. Long term solutions from Weber Basin include surface water treatment.

Surface water can be treated for culinary uses, but the construction and operation of water treatment facilities are expensive. As the area's available water resources become scarce over time the State's plan is to tap water resources from other drainage basins. The Bear River Development Act of 1991, the infrastructure of which at the time was projected to be needed to serve the planning area by 2015, is a planned surface water development source for the area. Given technological advancements, conservation efforts, and other water projects in the area, the need for this infrastructure is now projected to be another 30 years out. The project will bring approximately 50,000 acre-feet of new water availability to the Weber Basin Water Conservancy District.

CULINARY WATER REDUCTION OPPORTUNITIES

Reducing culinary water waste is more challenging and perhaps more invasive than addressing water waste in secondary and irrigation water systems. This is because it ~~effects~~[affects](#) the use of water inside buildings. Below are some methods that can be or are being employed to address this concern:

- The state has recently enacted new rules further restricting the amount of water allowed to flow from sink faucets and showers.
- Require water-wise educational signage in all public restrooms and hotel bathrooms that remind the public to be water conscientious and that encourage use of water only for what is necessary.
- Conduct robust educational campaigns to continually remind the public how to best conserve water.
- Provide outreach to schools to teach and encourage students to use water-wise behavior.
- Fund grants or loans for home plumbing repair of leaky or aging water infrastructure.

SECONDARY WATER

For the purposes of this general plan, "secondary water" refers to untreated pressurized water intended for the watering of outdoor landscaping.

Parts of the planning area are served by secondary water. Hooper Irrigation Company provides most of the secondary water service in West-Central Weber. This water service is pressurized in the area south of the 12 Street corridor and east of the Weber River. The company is working toward providing pressurized services on the north side of the 12 Street corridor and east of the Weber River.

Neither the Taylor West Weber nor the Warren West Warren culinary water districts allow the use of culinary water for secondary water purposes. The districts do not have the capacity to serve secondary use. Both districts require provision of secondary water service prior to their approval of their culinary water use. Developers in areas that are not served by Hooper Irrigation Company have historically proposed individual secondary water systems per subdivision. These systems have not had long term success, and both water districts are leery about approving more culinary service unless the area is served by a well-established secondary water company.

Because both districts condition access to their culinary water on a secondary system over which they have no control or authority, it may be more prudent for these districts to control and operate both culinary and secondary water services, or plan for the unintended probability that their culinary service might be used for secondary purposes.

SECONDARY WATER REDUCTION OPPORTUNITIES

Weber Basin Water Conservancy District estimates that the typical yard of a single-family residence within its service area provides 8,000 square feet of turf grass or similar water intensive ground cover. This amount of turf grass and similar water-intensive ground cover requires approximately 10 percent more water than a typical single-family residence. In West-Central Weber, the minimum lot area is predominantly 40,000 square feet. Assuming the lot owner covers 20,000 to 30,000 square feet of the lot in turf grass, the yard will demand between 50 and 64 percent more water than the typical indoor residential use.

Replacement of existing turf grass with water-wise landscaping and irrigation practices can significantly reduce this water demand. For example, drought tolerant plant species that are watered with targeted low-water irrigation, such as drip or trickle irrigation, and that are surrounded with rock, wood, or similar mulch can significantly reduce outdoor watering demands while continuing to provide an aesthetically pleasing landscape. There is a 40 to 90 percent water savings when switching from pressurized sprinkle irrigation to low-pressure drip or trickle irrigation.¹²

One of the best methods to reduce water use is to tie a financial value to the excessive use. To do this, metering is necessary. State code was recently changed to require all secondary water connections to be metered by 2030. Pricing water based on quantity used has proven useful for culinary systems.

Reducing lot area requirements and setback requirements will reduce ground area to be covered, and therefore will also help reduce an owner's desire for the more water-intensive ground cover.

Several water providers, with funding from the state, have started a turf buy-back program to provide financial assistance to turf replacement. Turf amortization through regulation or buy-back should be promoted. The County should also amend its street right-of-way standards to require water-wise landscaping within the public right-of-way.

The goals, principles, and implementation actions section of this chapter include additional water conservation recommendations.

IRRIGATION WATER

For the purposes of this general plan, "irrigation water" refers to gravity fed untreated water usually used for flood irrigation.

¹² Natural Resources Conservation Service (NRCS), National Engineering Handbook, Irrigation Guide. (1997). Retrieved June 21, 2022 from https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs144p2_033068.pdf.

2533 **IRRIGATION WATER REDUCTION OPPORTUNITIES**

2534 Typical flood irrigation wastes approximately 50 percent of the water applied through evaporation or percolation.
2535 Water wasted through percolation is water that seeps into the earth without positively moistening the root system
2536 of the crop. Similarly, typical spray irrigation wastes approximately 35 percent of the water applied.

2537 **DRIP OR TRICKLE IRRIGATION**

2538 In many agricultural circumstances, low-pressure drip or trickle irrigation can lead to increased crop production while
2539 increasing the efficiency of water use. It can more efficiently target a plant's roots, thereby avoiding much of the
2540 waste resulting from flood and spray irrigation. It can also be used to provide a more targeted method of fertilizer
2541 delivery.

2542 There are a number of private irrigation companies that serve West-Central Weber. These systems are comprised
2543 of gravity-fed canals and ditches. A gravity fed system requires a certain volume of water directed into it, called
2544 headwater, in order to maintain its ability to push adequate water flows to the furthest extent of the ditch system.
2545 Because of this, irrigation companies have a limited supply of water rights or shares that can be transferred to other
2546 systems or converted to other water uses. As development occurs and demand increases for secondary pressurized
2547 water, it would be beneficial to be able to transfer irrigation water into a pressurized system. If irrigation systems
2548 are also pressurized in order for irrigation water to continue to provide necessary delivery flow, then there may be
2549 more motivation to allow the transfer or conversion of water rights to other systems. For this reason, Weber County
2550 should find ways to motivate and encourage the pressurization of irrigation systems.

2551 However, while more water-efficient, in certain circumstances drip or trickle irrigation has limitations that may offset
2552 the overall balance of sustainable agriculture. The lifespan of drip and trickle irrigation tubing and emitters is
2553 relatively short and requires regular replacement, sometimes annually. Hard water clogs tubing and emitters and
2554 requires regular cleaning or replacement of emitters, or installation of a water softening system. An agricultural
2555 operator must weigh the water efficiency benefits with the overall agricultural productivity.

2556 **DITCHES AND CANALS**

2557 As with flood irrigation of crops, a significant amount of water is wasted in evaporation and percolation in flood
2558 irrigation delivery systems. This water waste is eliminated in a sealed system. As new development occurs, the
2559 construction and burial of a sealed irrigation water delivery system in place of existing ditches and canals will move
2560 each irrigation system towards a more water-efficient future.

2561 **WATER REDUCTION IN COUNTY OPERATIONS**

2562 State statute requires a County's general plan to consider opportunities for the county's operations to eliminate
2563 water waste. Weber County's water-intensive operations are fairly minimal compared to the operations of
2564 incorporated cities, but there are facilities that could contribute to water reduction, even if only minimally.

2565 Weber County is responsible for the operations of the Weber Center, the Sheriff's Complex, Ogden Eccles
2566 Conference Center, Perry Egyptian Theater, Weber County Sports Complex, the Golden Spike Events Center, and
2567 Fort Buenaventura, Memorial Park, and North Fork Park. In each of these facilities, the county should consider the
2568 water-saving improvements listed in the goals, principles, and implementation action section of this chapter.

2569 **Wastewater**

2570 Utah state law requires that community sewer service be provided by a "body politic," either a service district
2571 created by the County Commission or the Commission itself. The Commission may create a special district and
2572 delegate sewage control to the board of that district, while maintaining some control when it comes to the
2573 boundaries of the district. For community sewer systems that are not governed by a district, the County remains the
2574 body politic.

Commented [RR43]: M-019, part 1 of 1. This text appears here in the corrected/published organization. It came from Utilities & Services > Water Use and Preservation > Irrigation Water. The original paragraph began: "There are a number of private irrigation companies that serve West Central Weber. These systems a...". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

Commented [RR44]: M-020, part 1 of 1. This text appeared here in the original draft. In the corrected/published organization, the corresponding text appears at Utilities & Services > Ditches and Canals, after the drip-irrigation discussion. The destination begins: "As with flood irrigation of crops, a significant amount of water is wasted in evaporation and per..."

Commented [RR45]: M-020, part 1 of 1. This text appears here in the corrected/published organization. It came from Utilities & Services > Irrigation Water Reduction Opportunities. The original paragraph began: "Ditches and canals. As with flood irrigation of crops, a significant amount of water is wasted in...". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

Sewer service for a limited portion of the planning area is provided by four districts: Central Weber Sewer Improvement District, Little Mountain Service Area, ~~and~~ Uintah Highlands Improvement District, ~~and~~ Powder Mountain Water and Sewer Improvement District. Residents outside of existing sewer service areas rely on individual septic drainfield systems¹⁴ ~~– or on some cases, shared private drainfields or lagoon treatment facilities.~~¹⁴

EXISTING SERVICES

The body politic for each of the ~~three~~four sewer districts in the planning area is the district’s governing board and not the County Commission, although current commissioners have a seat on the board of the Central Weber Sewer District ~~and~~, Little Mountain Sewer District ~~–~~, ~~and~~ Powder Mountain Water and Sewer Improvement District.

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

The Central Weber Sewer Improvement District provides wholesale wastewater collection and treatment in the Taylor and West Weber areas. As a wholesale provider, Central Weber provides main sewer trunk lines through the area, but does not provide, own, or operate any of the smaller community lines that serve the area. In the absence of another entity owning and operating these community lines, the responsibility has defaulted to Weber County.

Weber County has a sewer master plan, as depicted in Map 18 - Weber County Sewer Master Plan on page 149. The plan provides a number of service areas wherein wastewater will gravity flow to the area’s planned centralized lift station. The lift station will pressurize the wastewater and send it either to another lift station, or to one of Central Weber’s main gravity trunk lines.

As development in the area occurs, the sewer master plan will need to be expanded to address more service areas and lift stations that feed into Central Weber’s gravity lines. The County’s desire is to move the entire West-Central Weber area’s wastewater to Central Weber’s treatment facility in Marriott-Slaterville.

LITTLE MOUNTAIN SERVICE AREA

The Little Mountain Service Area provides sewer service to a few owners in the extreme western part of West-Central Weber. It currently has capacity to serve more land in the immediate area, but does not have significant capacity like Central Weber. Little Mountain provides both wholesale and retail sewer service, and as such owns all of the lines connected to it. Recently, Little Mountain Service Area has provided a will serve letter and commitment to expand its service boundaries to a new development proposed along 7500 West.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

The Uintah Highlands Improvement District serves both culinary water and sanitary sewer to the Uintah Highlands ~~area~~ Planning Area. Like Little Mountain, Uintah Highlands provides both wholesale and retail sewer service, and as such owns all of the lines connected to it. The Uintah Highlands service area is nearly built-out.

FUTURE OF WEST CENTRAL WEBER SEWER

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

The Powder Mountain Water and Sewer Improvement District provides both culinary water and sanitary sewer service to development in and around Powder Mountain Resort. As development continues in the area, adequate wastewater collection and treatment capacity will be important to supporting planned growth while protecting the

Commented [RR46]: M-021, part 1 of 2. This text appears here in the corrected/published organization. It came from Utilities & Services > Wastewater, Central Weber before Little Mountain. The original paragraph began: “Central Weber Sewer Improvement District”.

Commented [RR47]: M-021, part 2 of 2. This text appears here in the corrected/published organization. It came from Utilities & Services > Wastewater, Central Weber before Little Mountain. The original paragraph began: “Little Mountain Service Area”.

Commented [RR48]: M-022, part 1 of 1. This text appears here in the corrected/published organization. It came from Utilities & Services > Wastewater, after Little Mountain. The original paragraph began: “Uintah Highlands Improvement District”.

Commented [RR49]: M-023, part 1 of 2. This text appears here in the corrected/published organization. It came from Utilities & Services, Future Sewer before Surface and Stormwater. The original paragraph began: “Future of West Central Weber Sewer”.

¹⁴ To use an individual septic system, a building lot must be at least 20,000 contiguous square feet of less than 25 percent slope if the culinary water supply is from a community water system, or 1 to 1.75 acres of land if culinary water service is from an individual well. There must also be room on the parcel for a replacement drain field.

surrounding watershed. New development should be coordinated with the District to ensure adequate sewer capacity is available and that expansion of the system occurs in a planned and efficient manner.

Visual Placeholder: PDF PAGE 749, Map XX – West-Central Sewer Master Plan]

Surface & Stormwater

~~The county plans for the entire planning area to be provided with sewer services at some point in the future. The County will likely need a special improvement district with revenue generation capability to own and operate existing and new service lines and lift stations in West-Central Weber. When wastewater collection lines that connect to Central Weber Sewer Improvement District reach the same area served by Little Mountain, the County should encourage the two systems to merge into one consolidated sewer service.~~

~~Where sewer service is not available, most develop using septic systems. The Weber Morgan Health Department reports concerns over septic system densities in West-Central Weber. New septic systems should be avoided.~~

~~One critical missing component of wastewater collection is the possible reuse of the reclaimed water. Weber County should work with the state and local secondary water service providers to use reclaimed water for secondary water purposes.~~

The installation and maintenance of surface and stormwater management infrastructure is generally the responsibility of the developers and homeowners of development projects in ~~Western~~the West-Central Weber Planning Area. As with sewer and water service, there currently is no countywide entity for the planning and operations of surface/stormwater management facilities.

The county completed a stormwater master plan in 2015. The plan covers only West-Central Weber. In 2020 the County funded a stormwater utility account. In 2021 the County applied a small stormwater tax to help fill the stormwater utility account to fund significant stormwater management improvements.

There is a public desire to entertain cross-jurisdictional stormwater infrastructure facilities planning. West-Central Weber is downhill from most of the surrounding jurisdictions. Each uphill jurisdiction drains into West-Central Weber. This leaves the owners in West-Central Weber responsible for the management of this drainage. It would be beneficial to the future residents and businesses in West-Central Weber to study and coordinate drainage systems as they cross from the Wasatch Mountains to the Great Salt Lake.

When doing cross-jurisdictional coordination, it may prove beneficial to create a special stormwater district similar to that in Salt Lake County. This new district would help consolidate services, and could be the revenue generation and operations and maintenance entity for the entire county.

Visual Placeholder: PDF PAGE 750, Map XX – Water Corridor

Electric Power, Natural Gas, & Utility Corridors

ELECTRICITY

Weber County neither owns nor operates power generating facilities, nor does the county distribute electric power. Rocky Mountain Power provides this service in ~~Western~~the western area of Unincorporated Weber County. Rocky Mountain Power owns and operates high-voltage transmission lines in the center of the county, and new power distribution lines will be extended in the future to support new growth.

Members of the public have expressed their desire to see overhead utility lines placed underground. Undergrounding utilities will help create more attractive communities, and provide safer and more resilient power infrastructure.

There has been increasing interest in solar energy development in West-Central Weber. The Wasatch Front has a uniquely high solar index. This makes photovoltaic (solar panels) solar power generation more proficient than if

conducted in other areas of the country. Weber County recently adopted a solar energy overlay zone that, out of an abundance of caution given the new use and unknown effects of it, may be more stringent than it needs to be in the future. Weber County should consider new policy that champions photovoltaic power generation.

NATURAL GAS

The planning area is served by natural gas from Dominion Energy. Reducing dependence and resulting pollution from natural gas service was a subject of proposed legislation in the 2022 legislative session. Decreasing dependence on natural gas by replacing it with electric-powered heating and cooking appliances can lead to reduced emissions in the area. This can lead to reduced pollution during local inversions. This may be an idea worth pursuing in the future.

Along this same vein, the emissions and air quality smart growth strategy, as found in Chapter 3, is aimed at reducing emissions by increasing building efficiency standards.

UTILITY CORRIDORS

To date it does not appear that large scale utility corridor planning has occurred. Designating large scale utility corridors may be beneficial to residents of the area, the county at-large, and utility owners, by designating alignments for utilities, pipelines, and other large-scale cross-county utility projects. The County should create these corridors and require the collocation of utilities within these corridors.

OTHER PUBLIC SERVICES

PUBLIC SAFETY

The Weber Fire District provides fire and ambulance services to the planning area, as well as other incorporated areas in the vicinity. Weber Fire District Station 66, located in Taylor, provides fire and emergency response services. Response to major incidents is supplemented through automatic and mutual-aid agreements which Weber Fire District maintains with other fire agencies. The Weber County Sheriff has a precinct office on 712 12th Street in Ogden which provides public-safety patrol in [Western the western area of Unincorporated Weber County](#). The public has expressed a general satisfaction with the level of policing service provided to the area. As the population grows, policing levels of service will need to grow proportionately.

The public has expressed some concern regarding the relationship between increased housing densities and crime. There is evidence that suggests that as density increases so does the demand for police response. Generally, this [is](#) due to increased population density in the area, and not due to [increaseincreased](#) crime rate per capita. In areas that are well kept and economically successful there is no evidence to suggest that the per capita police response is disproportionately greater due to higher densities.

PUBLIC SCHOOLS

Weber School District serves the educational needs of [Western Weber County](#). [West Weber Elementary School, located in Western Weber, serves younger grades while older students attend Walquist Junior High in Farr West and Freemont High School in Plain City. Three new schools are planned in the area, an elementary, junior high and high school. The new high school is currently under construction at approximately 4400 West 2200 South in Taylor. It is scheduled to open in 2023unincorporated Weber County. Table 30 lists each school and the area\(s\) they serve.](#)

Table 30: Schools Serving Unincorporated Weber County

School	Location	Unincorporated Service Area	Year Built

West Weber Elementary	4178 West 900 South West Weber (unincorporated)	West Weber, Warren, West Warren/Reese, north part of Taylor	Established 1977 Rebuilt 2015
Haven Bay Elementary	5020 W 3300 South West Haven City	Southwestern part of Taylor	2024
Kanesville Elementary	3112 South 3500 West West Haven City	Southeastern part of Taylor	2007
Uintah Elementary	6115 South 2250 East Uintah Highlands (unincorporated)	Uintah Highlands area.	1977
Valley Elementary	5821 East 1900 North Ogden Valley City	East Weber and Ogden Canyon	1967
Mountain View Junior High	2054 South 2700 West West Haven City	West Weber, Warren, West Warren/Reese, north and east part of Taylor	2010
Rocky Mountain Junior High	4350 West 4800 South West Haven City	Southwest part of Taylor	1994
South Ogden Junior High	650 East 5700 South South Ogden City	Uintah Highlands	1965
Snowcrest Junior High	2755 North Highway 162 Ogden Valley City	East Weber and Ogden Canyon.	1987
Freemont High	1975 North 4700 West Plain City	West Weber, Warren, West Warren/Reese	1994
Westfield High	2007 South 4300 West Taylor (unincorporated)	Taylor	2024
Bonneville High	251 East 4800 South Washington Terrace City	Uintah Highlands	1960

Weber High	430 West 3550 North Pleasant View City	East Weber and Ogden Canyon	1973
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The school district is allowed by state law to plan, provide services, and operate with a fair degree of autonomy from county regulations. However, school sites are still required to obtain a land use permit from the county and show compliance with general site standards. The amount of land that schools consume ~~appear~~[appears](#) to be increasing over time. The parcel on which the new ~~high school, named~~ Westfield High School is ~~located~~[located](#) contains approximately 52 acres. By way of comparison, Ogden High School occupies 21 acres, Ben Lomond High School occupies 33 acres, and the Ogden Weber Applied Technology College currently occupies [only](#) approximately 45 acres (the college owns surrounding vacant land for possible future expansion to about 100 acres).

The Weber School District's increasing demand for acreage poses a community planning challenge. The placement and configuration of Westfield High blocked several critical pedestrian-scale neighborhood ~~The Weber School District's increasing demand for acreage poses a community planning challenge. The placement and configuration of Westfield High blocked several critical pedestrian-scale neighborhood~~ pedestrian and street connections. Had the school district and the County collaborated on site design for outcomes that provide for both the neighborhoods and the school district it ~~would~~[could](#) have resulted in an optimal community benefit and ~~would~~[could](#) have likely resulted in less infrastructure cost for both the school district and the county.

Table 20 – High School Size and Land Acreage Breakdown

High School	Class	# Of Students	Year Built	Land Acreage
West Field (Taylor)	TBD	1,500 (EST.)	2023	52.00
Fremont	5A	2,109	1994	51.32
Weber	6A	2,078	1973	47.67
Roy	6A	1,812	1965	38.52
Bonneville	4A	1,400	1960	29.01
Ben Lomond	3A	1,208	1953	33.03
Ogden	3A	1,250	1937	21.51

Figure XX – East High School Campus

Table 15 - East High School Campus



East High School campus, in Salt Lake City School District, is divided by one five-lane collector street, one three lane collector street, and one residential street. Pedestrian friendly crossings provide students and visitors safe passage across these streets.

If the district's trend of increasing land acreage per school site remains consistent, the County should plan accordingly. It would be beneficial to the community for larger school campuses to be divided by a pedestrian pathway, or, when block-length merits it, a public street. There are several high school campuses along the Wasatch Front that are divided by a publicly accessible pedestrian facility or public street.

Area Specific Considerations

West-Central Weber Planning Area

West-Central Weber is expected to experience the greatest amount of growth and change within unincorporated Weber County. As the area transitions from a predominantly agricultural landscape to a mixture of residential, commercial, and employment uses, the expansion and coordination of utilities will be critical to supporting the land use pattern envisioned by this plan. Culinary and secondary water, sewer, stormwater, power, natural gas, and communications infrastructure will need to expand as development occurs.

Much of this infrastructure is provided by independent service districts, utility companies, irrigation companies, and other entities whose service areas and improvement plans may not necessarily align with one another or with County land use planning. The County should coordinate with these providers to anticipate future infrastructure needs, encourage efficient and orderly extensions of service, and ensure that new development contributes to the infrastructure necessary to serve it. Utility planning should also recognize the area's agricultural heritage and seek to maintain the infrastructure necessary to support remaining agricultural uses while accommodating planned growth.

The county plans for the entire planning area to be provided with sewer services at some point in the future. The County will likely need a special improvement district with revenue generation capability to own and operate existing and new service lines and lift stations in West-Central Weber. When wastewater collection lines that connect to Central Weber Sewer Improvement District reach the same area served by Little Mountain, the County should encourage the two systems to merge into one consolidated sewer service.

Where sewer service is not available, most properties are developed using septic systems. The Weber Morgan Health Department reports concerns over septic system densities in West-Central Weber. New septic systems should be avoided.

One critical missing component of wastewater collection is the possible reuse of the reclaimed water. Weber County should work with the state and local secondary water service providers to use reclaimed water for secondary water purposes.

Uintah Highlands Planning Area

Utilities and services needs of the Uintah Highlands area-Planning Area are quite different than West-Central Weber. Being nearly built-out, utility and services demands are not likely to significantly increase.

Residents in the area desire better secondary water service, citing concerns over low pressure. They also are concerned that the area has limited access to high speed internet. The county should look for opportunities to help those applicable service entities improve services.

Another service need in the Uintah Highlands is the completion of stormwater infrastructure, including the construction of curb and gutter in areas west of Eastwood Boulevard.

Ogden Canyon Planning Area

The narrow geography and steep terrain of the Ogden Canyon Planning Area present unique challenges for the provision, maintenance, and expansion of utilities. Existing development is constrained by limited space for infrastructure, difficult construction conditions, and the presence of the Ogden River, steep slopes, and other sensitive natural features. These constraints can make conventional utility extensions difficult and expensive and require particular care to avoid impacts to the river, watershed, scenic character, and stability of the canyon.

Utility improvements in the Ogden Canyon Planning Area should therefore focus primarily on maintaining safe and reliable service to existing development while addressing deficiencies and environmental concerns as opportunities arise. New or expanded infrastructure should be carefully coordinated to minimize disturbance and, where practical, should make efficient use of existing roadway and utility corridors.

Water supply and wastewater disposal deserve particular attention because of the close relationship between development in the canyon and the water quality of the Ogden River and downstream water resources.

East Weber Planning Area

Utility service in the East Weber Planning Area is provided by a variety of public and private systems and other service providers rather than through a single, unified utility network. The mountainous terrain and dispersed development pattern can make the extension of utilities costly and, in some locations, impractical. Water supply and wastewater disposal are particularly important considerations because of their relationship to groundwater resources, streams, and the broader East Weber watershed.

The Powder Mountain area is served by the Powder Mountain Water and Sewer Improvement District. This district supports the growth of the resort. Snowbasin resort is currently served by sewer lagoons atop Trappers Loop ridge. When Snowbasin begins to develop, the lagoon system should be retired in favor of a mechanical treatment facility.

The County should encourage coordination among utility providers and support opportunities to improve the reliability, efficiency, and interconnection of utility systems where appropriate. Particular attention should be given to culinary water availability, water conservation, wastewater treatment, and reducing reliance on individual septic systems where development intensity or environmental conditions warrant alternative solutions. Utility planning and improvements should be coordinated with anticipated growth while protecting groundwater quality, surface waters, and other natural resources upon which the area depends.

Goals, Principles & Implementation Actions

~~UTILITIES & PUBLIC SERVICES: WATER~~

~~GOAL 1 – UTILITIES & PUBLIC SERVICES – WATER CONSERVATION:~~

~~Reduce water waste.~~

~~UTILITIES & PUBLIC SERVICES – WATER CONSERVATION – PRINCIPLE 1.1: WATER CONSERVATION:~~

~~Ensure development laws are up to date with best management water conservation practices and do not stimulate water waste.~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.1.1:** Review the county’s land use ordinances and modify any that promote the inefficient use of water.~~

~~UTILITIES & PUBLIC SERVICES – WATER CONSERVATION – PRINCIPLE 1.2:~~

~~Pursue opportunities, programs, and development regulations that will stimulate water conservation.~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.1:** Cooperate and collaborate with the State of Utah, [the Department of Agriculture and food](#), and Weber Basin Water Conservancy District to achieve regional and state conservation goals.~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.2:** Require water-wise educational signage ~~to~~[with subdivision improvement plans. The water-wise education signage will](#) be posted [throughout the development and](#) above sinks in public restrooms and other facilities ~~in which managed by the public~~ [access-culinary-waterpark districts for the year 2025 and going forward.](#)~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.3:** Collaborating with the State of Utah and the Weber Basin Water Conservancy District, consider conducting a robust public education campaign that provides continual water-wise public messaging. Create programs to educate school-aged children about water conservation. Provide home maintenance funds to encourage the replacement of old or leaky plumbing or infrastructure [for the year 2025 and going forward.](#)~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.4:** For site design review, reconsider and find a balance between water conservation and vegetation requirements. Consider also the urban heat islands effects of areas without sufficient landscaped area. Consider planting and preserving healthy trees that have a reasonable water requirement or are resistant to dry soil conditions.~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.5:** Require water-wise landscaping within parkstrips along public rights-of-way. Encourage and incentivize water-wise landscaping and drip irrigation for residential development. Support and promote turf buy-back programs [starting in the year 2025 and going forward.](#)~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.6:** Continue to support the State’s requirement to meter both culinary and secondary water connections. Encourage tiered fees that will financially discourage water waste.~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.7:** [The Weber County Planning Division will provide support for the enforcement of water-wise landscaping that is directed by the water districts for commercial and residential development.](#)~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.8:** [Amend County site design review ordinance to adopt low water use landscape standards that will provide water savings that are 50 percent greater than what is planned in the Weber Basin Water Conservancy District or the State of Utah Water Conservation Plan.](#)~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.9:** [Continue to support the county’s existing regulation that limits the use of water-thirsty turf or lawn.](#)~~

~~**Utilities & Public Services – Water Conservation – Action Item 1.2.10:** [Consider regulation and incentives to reduce the use of sprinkler heads and support irrigation systems that are best adapted to provide the optimal amount for the types of plants being irrigated and the land area being irrigated.](#)~~

Utilities & Public Services – Water Conservation – Action Item 1.2.11: Facilitate an annual public presentation, in the fall at the end of the harvest season, by the Department of Agriculture and Food for the Water Optimization Program.

UTILITIES & PUBLIC SERVICES ~~PRINCIPLE 1.3,~~ WATER CONSERVATION~~–~~ ~~PRINCIPLE 1.3:~~

Pursue opportunities to eliminate wasted water during the routine operations of county government.

Utilities & Public Services – Water Conservation – Action Item 1.3.1: Remove turf grass and replace with water-wise vegetation. Replace sprinklers with targeted drip or trickle irrigation emitters. In the case of the parks, reseed or allow turf grass areas to return to grasses that are native to the area.

Utilities & Public Services – Water Conservation – Action Item 1.3.2: Where turf is needed or desired, as in the case of recreational playing fields, replace grass with artificial turf. Maintain operational budget for routine replacement of damaged artificial turf. Ensure turf allows for in-place percolation into the groundwater system below.

Utilities & Public Services – Water Conservation – Action Item 1.3.3: For buildings that are cooling using evaporative water cooling, such as the Weber Center, consider upgrading to a refrigerant based system.

Utilities & Public Services – Water Conservation – Action Item 1.3.4: Replace water spigots and faucets – especially those used by the public – with self-closing valves. Ensure motion-activated faucets turn off right after use. These improvements will help eliminate running water unless actively in use. Publicly accessible water spigots and faucets should be signed with water-wise educational principles to remind users to use only what they need.

Utilities & Public Services – Water Conservation – Action Item 1.3.5: As infrastructure improvements are made, replace wastewater pipes that are inadequately sized so toilets do not need to be flushed multiple times to drain effluent.

Utilities & Public Services – Water Conservation – Action Item 1.3.6: Re-tune motion sensitivity of motion activated toilets to not activate while in use.

WATER SERVICE

GOAL 2 – UTILITIES & PUBLIC SERVICES ~~–~~ WATER SERVICE:

Ensure water services are efficiently provided throughout the planning area.

UTILITIES & PUBLIC SERVICES ~~–~~ WATER SERVICE – PRINCIPLE 2.1:

Ensure both culinary and secondary water services are expanded to and adequate for all properties in the ~~Western~~West-Central Weber Planning Area.

Utilities & Public Services – Water Service – Action Item 2.1.1: Promote and encourage the consolidation of culinary and secondary water services. Consider development regulations that may stimulate this.

Utilities & Public Services – Water Service – Action Item 2.1.2: Maintain development regulations that will promote the expansion of consolidated secondary water services to all of ~~West-~~Central Weber. Require escrow funds or installation of dry lines, where appropriate, in areas to which the secondary water system has not yet expanded.

Utilities & Public Services – Water Service – Action Item 2.1.3: Ensure that supply of secondary and culinary water services keeps pace with the demand. Collaborate with the service providers to verify water concurrency prior to development approval.

Utilities & Public Services – Water Service – Action Item 2.1.4: Ensure that developers pay their fair share of secondary and culinary water infrastructure needed to serve new development.

Utilities & Public Services – Water Service – Action Item 2.1.5: When appropriate, approval of a rezone should also require each new development that will not be immediately provided water service by a local water district to enter into a development agreement that restricts future owner’s right to protest future annexation into a water district.

Utilities & Public Services – Water Service – Action Item 2.1.6: Seek opportunities to encourage and support providing better secondary water pressure for the Uintah Highlands ~~area~~[Planning Area](#).

UTILITIES & PUBLIC SERVICES – [WATER SERVICE](#) – PRINCIPLE 2.2:

Assist and cooperate with the State and Weber Basin Water Conservancy District to achieve regional and state-wide water goals.

Utilities & Public Services – Water Service – Action Item 2.2.1: Support and find opportunities to implement the plan to tap water resources on the Bear River and other water resources outside the Weber River Basin. Encourage the 100-foot wide water pipeline corridor from the Bear River Project to be located within a consolidated utility corridor as depicted on Map 20 - Utility Corridors on page 166.

Utilities & Public Services – Water Service – Action Item 2.2.2: Stay apprised of the State’s Water Resources Plan as it evolves over time, and pursue opportunities to implement it.

UTILITIES & PUBLIC SERVICES – [WATER SERVICE](#) – PRINCIPLE 2.3:

~~Encourage and help facilitate water conservation efforts for local irrigation entities and users.~~

~~The county will continue to support its existing ordinance that adequate water supplies and facilities are in place and operational prior to the issuance of building permits for all new subdivisions, and will extend the same to the site design review process.~~

Utilities & Public Services – Water Service – Action Item 2.3.1: Encourage and find opportunities to promote undergrounding ditches and canals within a sealed piped system. Encourage these systems to allow rights/shares to be transferred from the ditch system for other uses. Encourage these systems to become pressurized over time to mitigate any concerns over diminished headwater.

Utilities & Public Services – Water Service – Action Item 2.3.2: Pursue opportunities to encourage agricultural operators to use drip or trickle irrigation, or alternative water conserving irrigation methods.

WASTEWATER

Utilities & Public Services – Water Service – Action Item 2.3.3: Conduct mapping projects for each water providing entity to pinpoint areas of antiquated facilities and equipment, starting in the spring of 2026 and going forward.

Utilities & Public Services – Water Service – Action Item 2.3.4: Conduct a mapping project that specifies zones of historical water rights, starting in the spring of 2026 and going forward.

Utilities & Public Services – Water Service – Action Item 2.3.5: Provide support to the culinary, secondary, and irrigation water companies to seek out and apply for grants to fund the repairs, replacements, and upgrades to antiquated facilities.

Utilities & Public Services – Water Service – Action Item 2.3.6: Organize and distribute contact information of district representatives to encourage cooperation across the various public utility service entities every four months, starting in April, 2026.

Utilities & Public Services – Water Service – Action Item 2.3.7: Encourage cooperation between the county staff and the water entities for water conservation elements to be included in development agreements.

Utilities & Public Services – Water Service – Action Item 2.3.8: Avoid unnecessary water evaporation of ponds, pools, and other sources of open water.

Utilities & Public Services – Water Service – Action Item 2.3.9: Cooperate with the water entities to create means for land development in areas that do not have historical water rights, through the use of restrictive covenants and water service agreements.

GOAL 3 – UTILITIES & PUBLIC SERVICES – [WASTE WATER](#):

Ensure sewer services are efficiently provided throughout the planning area.➔

UTILITIES & PUBLIC SERVICES – WASTE WATER – PRINCIPLE 3.1:

Ensure sewer service is efficiently provided to all properties in the ~~Western~~West-Central Weber Planning Area.

• **Utilities & Public Services – Waste Water – Action Item 3.1.1:** When appropriate, approval of a rezone should also require each new development that will not be immediately provided sewer service by a local sewer district to enter into a development agreement that restricts future owners’ right to protest future annexation into a sewer district.

• **Utilities & Public Services – Waste Water – Action Item 3.1.2:** Encourage and provide for the eventual creation of a sewer service district for the entire ~~West~~West-Central Weber area for the efficient management of sewer service. Encourage the Little Mountain Service Area to be absorbed into this new district.

Utilities & Public Services – Waste Water – Action Item 3.1.3: Revise sewer master plan to address more service areas and lift stations west of the Weber River.

Utilities & Public Services – Waste Water – Action Item 3.1.4: Plan cohesive sewer infrastructure that routes wastewater to Central Weber’s treatment facility.

Utilities & Public Services – Waste Water – Action Item 3.1.5: Discourage, or consider prohibiting, septic drainfield systems in the planning area under most circumstances.

UTILITIES & PUBLIC SERVICES – WASTE WATER – PRINCIPLE 3.2:

Pursue opportunities for wastewater reclamation and reuse as secondary water.

STORMWATER

GOAL 4 – UTILITIES & PUBLIC SERVICES – STORMWATER:

Improve surface and stormwater management.⁴

UTILITIES & PUBLIC SERVICES – STORMWATER – PRINCIPLE 4.1:

Provide effective and efficient storm water management.

Utilities & Public Services – Storm Water – Action Item 4.1.1: Cooperate and collaborate stormwater management facilities with cities in Weber County. Pursue cross-jurisdictional solutions that protect downstream landowners from unpredictable stormwater inundation.

Utilities & Public Services – Storm Water – Action Item 4.1.2: Create a special stormwater district similar to that of Salt Lake County for the long term cross-jurisdictional operations and maintenance of stormwater.

Utilities & Public Services – Storm Water – Action Item 4.1.3: Promote site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation.

UTILITIES & PUBLIC SERVICES: ELECTRICITY, DATA & GAS

GOAL 5 – UTILITIES & PUBLIC SERVICES – ELECTRICITY, DATA & GAS:

Promote effective, efficient, and community friendly electricity, data, and gas facilities.⁵

UTILITIES & PUBLIC SERVICES – ELECTRICITY, DATA & GAS – PRINCIPLE 5.1:

Preserve utility corridors for future utility opportunities.

Utilities & Public Services – Electricity, Data & Gas – Action Item 5.1.1: Provide utility corridors in which new transmission lines may be located. Use these corridors for other types of utilities as may be appropriate.

Utilities & Public Services – Electricity, Data & Gas – Action Item 5.1.1: Use the existing power transmission corridor at approximately 3000 West as a north/south utility collocation corridor. Also use the North Legacy Highway alignment as a north/south utility collocation corridor. For an east/west corridor, use a corridor that runs along and parallel to the existing Union Pacific Railroad. Require new major utility facilities to locate in these corridors.

- 2944 UTILITIES & PUBLIC SERVICES – [ELECTRICITY, DATA & GAS](#) – PRINCIPLE 5.2:
- 2945 Locate utilities below ground.
- 2946 **Utilities & Public Services – [Electricity, Data & Gas](#) – Action Item 5.2.1:** Instead of unsightly and potentially
- 2947 dangerous overhead lines, as development occurs require all existing and new lines on a property to be
- 2948 underground.
- 2949 UTILITIES & PUBLIC SERVICES – [ELECTRICITY, DATA & GAS](#) – PRINCIPLE 5.3:
- 2950 Encourage renewable resources.
- 2951 • **Utilities & Public Services – [Electricity, Data & Gas](#) – Action Item 5.3.1:** Encourage and when possible
- 2952 incentivize the installation of renewable energy facilities including photovoltaic solar panels and the
- 2953 reclamation and reuse of off-gassing.
- 2954 **UTILITIES & PUBLIC SERVICES: PUBLIC SAFETY + SCHOOLS**
- 2955 **PUBLIC SAFETY**
- 2956 **GOAL 6 – UTILITIES & PUBLIC SERVICES – [PUBLIC SAFETY](#):**
- 2957 Provide consistent levels of service for public safety.
- 2958 UTILITIES & PUBLIC SERVICES – [PUBLIC SAFETY](#) – PRINCIPLE 6.1:
- 2959 As the planning area continues to grow, public safety services should grow proportionately.
- 2960 UTILITIES & PUBLIC SERVICES – [PUBLIC SAFETY](#) – PRINCIPLE 6.2:
- 2961 Educate the public about fire safety.
- 2962 **Utilities & Public Services – [Public Safety](#) – Action Item 6.2.1:** Especially in the Uintah Highlands ~~area~~[Planning](#)
- 2963 [Area](#), provide education about the Utah Wildland Urban Interface Code. Amend development ordinances to
- 2964 require notice of proximity to the interface.
- 2965 **Utilities & Public Services – [Public Safety](#) – Action Item 6.2.2:** Provide education on fire-wise development,
- 2966 including building materials, landscaping, and defensible space.
- 2967 **Utilities & Public Services – [Public Safety](#) – Action Item 6.2.3:** Evaluate the effects of current ordinances as
- 2968 they relate to fire access and the allowance of development on a terminal street system.
- 2969 **Utilities & Public Services – [Public Safety](#) – Action Item 6.2.4:** Ensure that all development has adequate fire
- 2970 flow and fire flow storage.
- 2971 UTILITIES & PUBLIC SERVICES – [PUBLIC SAFETY](#) – PRINCIPLE 6.3:
- 2972 Maintain the ability to respond promptly, efficiently, and effectively in the event of a major natural or human-
- 2973 caused disaster.
- 2974 **Utilities & Public Services – [Public Safety](#) – Action Item 6.3.1:** Conduct ongoing public outreach regarding
- 2975 procedures and plans to be followed in the event of an emergency.
- 2976 **Utilities & Public Services – [Public Safety](#) – Action Item 6.3.2:** Provide funding or programs such as the
- 2977 Community Emergency Response Team to conduct public education about emergency preparedness for all
- 2978 types of emergencies.
- 2979 **GOAL 7 – UTILITIES & PUBLIC SERVICES – [PUBLIC SCHOOLS](#):**
- 2980 Provide better coordination with the Weber School District for future development. ~~7~~

PUBLIC SCHOOLS

UTILITIES & PUBLIC SERVICES – [PUBLIC SCHOOLS](#) – PRINCIPLE 7.1:

As growth occurs, consider the needs of the school district.

Utilities & Public Services – [Public Schools](#) – Action Item 7.1.1: As growth occurs incrementally, collaborate with authorities in the Weber School District to pursue mutually beneficial school sites and school infrastructure.

Utilities & Public Services – [Public Schools](#) – Action Item 7.1.2: Consider supporting slightly greater housing densities near existing or planned school sites.

Utilities & Public Services – [Public Schools](#) – Action Item 7.1.3: Ensure large-acreage school sites have appropriate community circulation around and, if appropriate to meet the requirements of development codes, through the school site.

VISUAL PLACEHOLDER FOR PAGE 100, Map 20: Utility Corridor

VISUAL PLACEHOLDER FOR PAGE 67, Map 21: Stormwater Model View

CHAPTER 8 ENVIRONMENT & RESOURCE MANAGEMENT

[VISUAL PLACEHOLDER - PDF PAGE 169: Chapter opening photograph or banner graphic omitted]

VISION

The county desires to protect and plan for the appropriate management of valuable public resources within its jurisdiction. The five-core resources identified as having greatest importance are recreation and tourism, water quality and hydrology, water rights, land use, and agriculture, however the county recognizes the many other resources of environmental, human, and economic significance, and desires the appropriate management of all resources to provide for the betterment of its residents as well as the residents of the state.

Existing & Projected Conditions

Among other things, this chapter is intended to satisfy the County Resource Management Plan requirements of the State's County Land Use Management Act. This chapter borrows substantially from the 2017 Western Weber County Resource Management Plan, adopted as part of Western Weber Planning Area's general plan on August 8, 2017, prepared by Weber County with assistance from Logan Simpson and incorporates components of the 2016 Ogden Valley General Plan relevant to the unincorporated East Weber Planning Area. This plan predominantly applies to the governance of resources that are located on public lands but occasionally crosses over to the management of resources on private lands.¹⁵¹⁶

Within the Western Weber Planning Area are approximately 16,000 acres of National Forest lands, 10,000 acres within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service, and approximately 412 acres owned by the U.S. Department of Defense in the southwestern Little Mountain area.

There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The Utah State and Institutional Trust Lands Administration (SITLA) owns approximately 5 acres in the planning area.

The Forest Service is required to coordinate "...with the land and resource management planning processes of State and local governments" in their land planning efforts. (16 U.S.C. §1604(a)) 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." (36 C.F.R. 219.9) 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." (40 C.F.R. §1506.2(d))

[TABLE PLACEHOLDER - PUBLISHED PDF PAGE 170: Table 16 - Western Weber Planning Area Land Management Breakdown]

[VISUAL PLACEHOLDER - PDF PAGE 171: Map 22 - Weber County Resource Management Project Area]

[VISUAL PLACEHOLDER - PDF PAGE 172: Photograph or illustration omitted]

¹⁵ State of Utah Code Section 17-27a-401.

¹⁶ Weber County. (2017, August 8). Western Weber County Resource Management Plan. Western Weber General Plans. https://www.webercountyutah.gov/planning/western_weber_plans.php

The planning team saw value in looking at all resources identified more holistically to develop statements of desired future conditions (goals), policies and implementation, where appropriate, that would be applicable regardless of land ownership, jurisdiction, or responsible management entity.

WEST-CENTRAL WEBER PLANNING AREA

Nearly 45,000 acres of Within the West-Central Weber Planning Area, nearly 45,000 acres are occupied by the shoreline and bed of Great Salt Lake, and are under the management of the Utah Division of Wildlife Resources and the Division of Forestry Fire and State Lands. Management of these areas provides for recreation, wildlife habitat, and a variety of other uses and values, and is important to the residents of the planning area and the County as a whole.

~~MOUNTAINSIDE~~ There are approximately 412 acres owned by the U.S. Department of Defense in the southwestern Little Mountain area. There are also approximately 2,629 acres of State of Utah owned lands within the Harold Crane State Wildlife Management Area. The Utah State and Institutional Trust Lands Administration (SITLA) owns approximately 5 acres in the planning area.

EAST WEBER PLANNING AREA

~~The unincorporated area north and east of the Urbanized Wasatch front, but west of the Ogden Valley.~~ In the East Weber Planning Area, ~~lies in the foothills~~ there are about 76,000 acres of land that is owned and operated by the United States Forest Service. An estimated 23,000 of those are on the western ~~slopes~~slope of the Wasatch Mountains ~~and, with the rest on the Wasatch back.~~

The unincorporated area of East Weber is primarily in the Uinta-Wasatch-Cache National Forest, in the Ogden Ranger District. ~~For the purposes of this chapter, this area will be referred to as the Mountain side area. The Uinta~~ The Uinta-Wasatch-Cache National Forest is managed pursuant to the 2003 Revised Wasatch-Cache National Forest Management Plan. Specific management directions are provided for the ~~North Wasatch Ogden Valley Management Area, which includes the Mountain side area.~~ East Weber Planning Area. The area provides recreational opportunities primarily in the form of hiking, biking, hunting, camping and, in the Monte Cristo and Avon areas of East Weber, off-roading.

~~Road access into the National Forest is limited to the North Ogden and Ogden Canyons. All other access to the National~~

PUBLIC PRIORITIES

~~Forest in the planning area is via nonmotorized trails. The western slopes of the Wasatch Mountains have provided recreational opportunities primarily in the form of hiking and hunting, as no designated ATV routes or campgrounds are present. The only motorized route open to motorcycles is the Skyline trail that spans the approximate ridge of the Lewis Peak Mountain and runs from the Ogden Canyon to the North Ogden Divide Road.~~

In 2017, when this chapter was initially drafted as a stand-alone resource management plan, stakeholders identified the following five key resources of greatest importance to the County: Recreation and Tourism, Water Quality and Hydrology, Water Rights, Land Use, and Agriculture.

~~According to the 2003 West Central Weber County General Plan, the areas of greatest interest to the residents of West Central Weber are agriculture, land use, water rights and recreation. Given these management priorities and the management direction provided in the 2003 Revised Wasatch-Cache National Forest Management Plan which governs most of the Mountain side area. Thus,~~ this chapter groups all resource elements required to be addressed by state law into five general categories:

- 3073 1. LAND RESOURCES
3074 2. WATER RESOURCES
3075 3. RECREATION RESOURCES
3076 4. WILDLIFE RESOURCES
3077 5. SOCIO-ECONOMIC RESOURCES

3078 Each section presents a description of the resource and the current resource management setting; a description of
3079 relevant socio-economic effects of resource management; and the desired future management conditions.

3080 Land Resources

3081 The Land Resources section addresses land use; agriculture; livestock and grazing; irrigation; mining; mineral
3082 resources; energy resources; fire management; noxious weeds; forest management; land access; wilderness and
3083 wild and scenic rivers. These topics are further combined into subsections that group resources logically and in a
3084 manner that complements the structure of the body of the 2003 General Plan.

3085 ~~1.~~ LAND USE & LAND ACCESS

3086 ~~WEST-CENTRAL WEBER~~

[VISUAL PLACEHOLDER - PDF PAGE 173: Image XX - Great Salt Lake Shoreline Wetlands]

3087
3088 There are two State wildlife management areas and a portion of Great Salt Lake that contribute both habitat and
3089 recreational values. It should also be noted that the main mining activity in the planning area, salt extraction, is
3090 taking place on Utah sovereign lands.

3091 SOVEREIGN LAND MANAGEMENT

3092 The resources of Great Salt Lake and the underlying lake bed are managed by the Utah Division of Forestry, Fire and
3093 State Lands (FF&SL) pursuant to the 2013 Great Salt Lake Comprehensive Management Plan. The Comprehensive
3094 Management Plan provides:

3095 “The framework for sovereign land management is found in the Utah Constitution (Article XX), state statute
3096 (primarily Chapter 65A-10), and administrative rule (UTAH ADMIN. CODE R652). The constitution accepts sovereign
3097 lands to be held in trust for the people and managed for the purposes for which the lands were acquired. UTAH
3098 CODE § 65A-2-1 states that

3099 The Division of FFSL has established five
3100 management classes for Great Salt Lake
3101 resources. West-Central Weber includes
3102 sovereign lands designated for
3103 management under Classes 1 (the salt
3104 mining lease areas) and 6 (the wildlife
3105 management areas), as follows:

3106 CLASS 1:

3107 Managed to Protect Existing Resource
3108 Development Use. Lands under this
3109 classification include the area around
3110 Antelope Island delegated to DSPR for
3111 recreation management, the area around
3112 Saltair and GSL Marina, existing mineral extraction lease areas, and areas under special use lease for brine shrimp

“The division [FFSL] shall administer state lands under comprehensive land management programs using multiple use, sustained-yield principles.” Briefly stated, the overarching management objectives of FFSL are to protect and sustain the trust resources and to provide for reasonable beneficial uses of those resources, consistent with their long-term protection and conservation. This means that FFSL will manage GSL’s sovereign land resources under multiple-use sustained yield principles, implementing legislative policies and accommodating public and private uses to the extent that those policies and uses do not compromise Public Trust obligations (UTAH CODE § 65A-10-1) and economic and environmental sustainability is maintained. Any beneficial use of Public Trust resources is ancillary to long-term conservation of resources.”

cyst harvest activities. These lands would be open to oil and gas leasing, but no surface occupancy would be allowed in the recreation areas.

CLASS 6:

Managed to Protect Existing Resource Preservation Uses. This classification covers existing WMAs. Lands would be available for oil and gas leasing with no surface occupancy.

A key component to all land resources, as well as to land use and access, is the Public Land Survey System and its accessories (PLSS). The monuments of the PLSS are essential in determining the horizontal and vertical locations, areas, and boundaries of all Federal, State, and private properties including their natural resources and easements. Proper maintenance and re-establishment of the PLSS is critical to the proper management of land resources as well as land use and access. Current estimates suggest that 58% of the PLSS in West-Central Weber have been destroyed and are missing.

[VISUAL PLACEHOLDER - PDF PAGE 174: Map 23 - Ownership Agency]

MOUNTAINSIDE EAST WEBER PLANNING AREA

Land uses in the Mountainside area East Weber Planning Area include limited residential uses in the foothills between the incorporated areas and the National Forest, public water storage reservoirs, some limited gravel mining, recreation resorts, and the National Forest itself.

Vehicular access into the National Forest in the study area is limited to Ogden Canyon (SR 39) and North Ogden Canyon (SR 569). Travel routes within the Forest are managed pursuant to the 2016 Ogden Ranger District Travel Management Plan. The only travel route open to motorized vehicles in the study area is the Skyline Trail, which is located along the Wasatch Mountain ridgeline on the eastern boundary of the Mountainside area, and is open to motorcycles only. The Skyline Trail is accessible from both the North Ogden and Ogden Canyon highways. Non-motorized access to and within the National Forest is available via a number of recreational trails in the study area.

[VISUAL PLACEHOLDER - PDF PAGE 176: Figure 59 - PLSS Example]

AGRICULTURE, LIVESTOCK, GRAZING, IRRIGATION & PREDATOR CONTROL
WEST-CENTRAL WEBER PLANNING AREA

As reported in the 2003 General Plan, agriculture is the dominant land use in West-Central Weber. All of the agricultural operations in West-Central Weber are located on private lands. Many parcels in the western part of Weber County are small "ranchettes" of 5 to 10 acres. In 2002, approximately 28,116 acres of land were in agricultural use, for grazing of cattle and horses, crop production (alfalfa, hay, small grains, such as, oats, wheat, and barley), and dairy operations (16 operations and approximately 2,765 dairy cows). With the growth of population in the County since 2002, the number of acres in agricultural uses in West-Central Weber has decreased to 27,743 acres, 2 percent less than in 2002. Additionally, there are approximately 3,818 acres in Agricultural Protection Areas.

In 2013, the Weber Conservation District published the Weber County Resource Assessment that identifies agricultural land preservation and sustainability as one of five priorities for the District. The Resource Assessment also contains recommendations for implementation steps toward those ends. Agricultural operations in West-Central Weber are dependent on a network of irrigation ditches and canals. A map of the existing and proposed irrigation ditches and canals that serve the planning area is available on the WFRC website. While many irrigation ditches in West-Central Weber have been converted to pressurized pipe, open canals and ditches remain important to the continued viability of agricultural operations.

[VISUAL PLACEHOLDER - PDF PAGE 178: Map 24 - Agriculture Protection Areas]

MOUNTAINSIDE AREA

The bulk of the private land in the Mountainside area is currently ~~zoned A-1, F-40, within a little bit of RE-20 forest zone, which enables limited agricultural uses and RE-15 in the most populous area of Uintah Highlands grazing.~~ Grazing can help provide a means of overgrowth control to aid in wildfire avoidance and management.

PREDATOR CONTROL

Predator control in the planning area is managed by the Utah Division of Wildlife Resources (UDWR) and the U.S. Department of Agriculture Wildlife Services, and includes a coyote removal program. For more information on predator control, see the UDWR, USDA-APHIS, and WFRS websites.

MINING, MINERAL, & ENERGY RESOURCES

Within the planning area are several sand, gravel and rock aggregate operations which are located on private property and are owned by the surface property owners. Most of the operations are grouped into two primary areas. One is at the mouth of Weber Canyon and spans several different jurisdictions, and the other is along the foothills on the northern county boundary, which spans into Box Elder County.

The main mining activity in the planning area is salt extraction from large evaporation ponds on State sovereign lands on the bed of Great Salt Lake. There are no other State-permitted metal or leasable mineral mines in the planning area.

No energy minerals are extracted in the planning area, but there are four hydropower generating plants and there is potential for geothermal power development. Other renewable energy resources, such as solar and wind power, have potential for private or small-scale commercial uses in the planning area, but large-scale power generation in the planning area is unlikely because most of the available lands are privately owned, and are currently in agricultural or residential uses.

FIRE MANAGEMENT & NOXIOUS WEEDS

FIRE MANAGEMENT

In Utah the State legislature tasked the Utah Division of Forestry, Fire, and State Lands (DFFSL) 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 Inter-agency 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. From the WFRS Resource Management website:

“Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step in protecting communities both urban and rural. Fire management refers to the principles and actions to control, extinguish, use, or influence fire for the protection or enhancement of resources as it pertains to wildlands. It involves a multiple-objective approach strategy including ecosystem restoration, community preparedness, and wildfire response.”

NOXIOUS WEEDS

From the 2013 Natural Resource Conservation Service (NRCS) Weber County Resource Assessment:

“Both noxious and invasive weeds are competitive non-native species that are introduced into environments where they readily adapt and reproduce prolifically. They negatively affect agricultural lands, forests, nature preserves,

Commented [RR50]: M-028, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Land Resources. The original paragraph began: “Fire Management and Noxious Weeds”. The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

3195 stream banks, private lands, and parks. If left unmanaged, weeds can quickly dominate a land-landscape and crowd out
 3196 native plants, thus reducing forage for animals and increasing the risk of wildfire...In addition noxious weeds, such as
 3197 purple loosestrife and non-native phragmites, have infested many of the irrigation delivery systems in the county,
 3198 created difficulties with conveyance, and reduced the amount of available water."

3199 Many species of exotic and invasive weeds exist in Utah. The Utah Noxious Weed Act of 2008 defined 28 noxious
 3200 weed species into three prioritization categories. In December 2015 the official State Noxious Weed list was updated
 3201 to include 54 species and prioritization categories were modified to include five categories of priority for action.

3202 State land managers, local governments, and property owners are responsible for controlling weed species on the
 3203 state's noxious weeds list, and local weed species of concern if necessary. Weed control includes both lands under
 3204 local management (roads, right-of-ways, parks, etc.) as well as enforcing weed laws on private lands. State law
 3205 provides county weed managers the right to treat weeds on private lands (assuming proper notice is provided) if the
 3206 landowner is unwilling or unable to treat the problem, and to seek reimbursement or apply liens for the work.

3207 The local weed control program for the planning area is the Weber County Weed Department. County weed boards
 3208 are responsible for the formulation and implementation of county-wide coordinated noxious weed control programs
 3209 designed to prevent and control noxious weeds within its county. The Weber Conservation District has recently
 3210 become the Weber County Weed Board. A Weber-County specific weed control assessment is available from the
 3211 Utah Association of Conservation Districts (UACD) and the federal Natural Resource Conservation Service (NRCS):
 3212 Weber County Resource Assessment (2013).

3213 **FOREST MANAGEMENT**

3214 Approximately 16,000 acres in the eastern portion of the study area are within the Uinta-Wasatch-Cache National
 3215 Forest. The National Forest in the planning area is managed in accordance with the 2003 Revised Wasatch-Cache
 3216 National Forest Management Plan (the Forest Plan). The Forest Plan provides management directions for the North
 3217 Wasatch Ogden Valley Management Area which includes the planning area.

3218 **TIMBER MANAGEMENT**

3219 With regard to timber management, the Forest Plan provides as follows:

3220 "Although there are no capable available timberlands in the area, there are needs for reducing fuels and providing
 3221 buffers adjacent to interface communities. If economic use can be made of any fuel materials, there may be potential
 3222 for some type of commercial harvest."

3223 **WILD AND SCENIC RIVERS**

3224 With regard to Wild and Scenic Rivers, the Forest Plan provides:

3225 "The Left Fork South Fork Ogden River (Frost Canyon/Bear Canyon confluence to Causey Reservoir for scenery values)
 3226 will be managed to protect the values that made it eligible in the inventory. Activities within the corridor will maintain
 3227 a "Wild" classification."

3228 **LAND ACCESS**

3229 **ROADLESS AREAS**

3230 With regard to roadless areas, the Forest Plan provides as follows:

3231 "All the roadless areas on the Ogden Ranger District (Burch, Lewis, and Willard Peak) will maintain or mostly maintain
 3232 roadless values. They will be closed to winter motorized use with exception of a limited portion of the east side of the
 3233 Willard Peak Roadless Area. Burch Creek Roadless Area will be managed to mostly maintain roadless values while
 3234 continuing to provide non-motorized, relatively rugged dispersed recreation opportunities. Any proposal for special
 3235 uses in the area must consider the prohibition on road construction and potential impacts to roadless characteristics."

Commented [RR51]: M-030, part 1 of 4. This text appeared here in the original draft. In the corrected/published organization, the corresponding text appears at Environment & Resource Management > Forest Management subsection. The destination begins: "State land managers, local governments, and property owners are responsible for controlling weed..."

Commented [RR52]: M-030, part 1 of 4. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Land Resources > Forest Management. The original paragraph began: "State land managers, local governments, and property owners are responsible for controlling weed..."

Commented [RR53]: M-030, part 2 of 4. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Land Resources > Forest Management. The original paragraph began: "Forest Management".

Commented [RR54]: M-030, part 3 of 4. This text appeared here in the original draft. In the corrected/published organization, the corresponding text appears at Environment & Resource Management > Forest Management subsection. The destination begins: "Approximately 16,000 acres in the eastern portion of the study area are within the Uinta-Wasatch-..."

Commented [RR55]: M-030, part 3 of 4. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Land Resources > Forest Management. The original paragraph began: "Approximately 16,000 acres in the eastern portion of the study area are within the Uinta-Wasatch-..."

WILD AND SCENIC RIVERS AND WILDERNESS

There is no designated wilderness, nor are there designated wild and scenic rivers, in the planning area. The management prescriptions for other National Forest resources in the planning area, such as wildlife, water and recreation resources, are discussed in each resource section.

Water Resources

The Water Resources section addresses water rights; water quality and hydrology; and flood plains and river terraces.

1. WATER RIGHTS

Water rights in the planning area have been fully adjudicated and are managed according to the rules of the Utah State Engineer. No additional water is available for appropriation, so new development must rely on existing water rights.

2. WATER QUALITY & HYDROLOGY

Water quality in Utah is regulated by the Utah Division of Water Quality (UDWQ) through the issuance of permits to discharge to surface waters in the State. In general, surface and ground water quality in the planning area is good. The Ogden River in the planning area is classified by the UDWQ in Assessment Category 1, that it supports all designated uses, which include Primary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses. The Weber River in the planning area is in Assessment Category 5, and requires additional reductions in pollution from non-point sources, such as storm water and overland flows, but is meeting its designated uses which include Secondary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses.

WATER QUALITY MANAGEMENT

The Uinta-Wasatch-Cache National Forest Management Plan addresses water quality management as follows:

“Watershed protection for quality water and normal flow regimes along with maintenance of undeveloped character will continue to be a primary emphasis in all management decisions regarding this area of highly intermingled private/public urban/wildland. Any disturbance or development must consider watershed integrity and susceptibility to debris flows that can originate on National Forest System lands... In general, recreation will be managed with watershed condition as a priority. User-created trails within riparian areas will be evaluated and relocated and/or designed, armored and adequately drained to reduce impacts to streams while allowing access for recreation. Trail alignments will be corrected to prevent excessive erosion while continuing to provide access.”

WATER SUPPLY

Water supply in the unincorporated planning ~~area~~ areas is from both surface sources and groundwater wells. Although water supplies for current uses are thought to be adequate, localized areas of groundwater table depression occur at some locations. One major water supplier, the Weber Basin Water Conservancy District, provides both culinary and secondary (non-potable) water service in the planning area. The Weber Basin Water Conservancy District has developed a supply and demand plan and conducts on-going water resource planning to ensure adequate water supplies in the planning area.

3. FLOOD PLAINS & RIVER TERRACES

Flood plains and river terraces can both provide wildlife habitats and pose threats to land development. The Federal Emergency Management Agency (FEMA) provides maps of areas of potential flooding so that community officials, emergency responders, and the general public can be informed and plan accordingly to avoid or reduce impacts

from floods. The flood hazard maps are used to guide development and reduce risk by avoiding flood hazard areas, or by applying special restrictions and development standards for flood areas. Weber County has adopted the FEMA maps and implemented flood protection regulations.

The floodplain of Great Salt Lake is considered to be the lakeshore elevation of 4,217 feet above sea level. Special development restrictions for areas below 4,217' have been adopted by cities and Weber County in the planning area.

Recreation Resources

This section discusses recreation and tourism in the planning ~~area~~ areas. The 2003 West-Central Weber County General Plan reports that, during the planning process,

"Many people expressed a desire for developed public parks (with playing fields, pavilions, playgrounds, tennis courts), a variety of trails including pedestrian, bicycle and equestrian trails, recreation facilities such as a recreation center and other developed facilities, and a library. Some suggested that utility easements are good locations for trails and bike paths; others felt that canals are too dangerous for use as trails. The concept of a "river walk" was mentioned, but those with property directly on the river were opposed to trails development along the river. It was suggested that the river flood plain should be purchased and held in public ownership."

In the Ogden Canyon and East Weber Planning Areas, the following are identified as recreation amenities/resources: Snowbasin Ski Area, Powder Mountain Ski Area, Ogden Canyon, North Fork Park, Memorial Park, Causey Reservoir, as well as various Forest Service campgrounds. Public stewardship over these lands is a critical component of this plan.

[VISUAL PLACEHOLDER - PDF PAGE 184: Image 60 - Wetlands Boardwalk]

[VISUAL PLACEHOLDER - PDF PAGE 184: Image 61 - Bicycle Trail]

[VISUAL PLACEHOLDER - PDF PAGE 184: Image 62 - Hiking Trail]

RECREATION & TOURISM

PUBLIC & PRIVATE PARKS

~~Within the 2003 General Plan area, one West-Central Weber Area, there are two established public parks. One is a 5.75-acre park of 5.75 acres that is located in the Reese Township. This park area and is under the jurisdiction of West Warren Park Service District Numbers 5 and 6. The other is a 32-acre park that is located in Taylor and is under the ownership of the Taylor West Weber Park District. It is recently established and currently has limited facilities, but the district has big plans for the park's buildout.~~

In the East Weber Planning Area, the North Fork Park — designated the world's 21st International Dark Sky Park in 2015 — is an important recreation and astrotourism destination. It provides camping, picnicking, hiking, mountain biking, horse-back riding, cross-country skiing and snowshoeing. It is owned and operated by Weber County. Memorial Park — just down from Causey Reservoir — is also owned and operated by Weber County and provides camping and picnicking.

Three other private parks are owned and managed by the LDS Church and are not open to the general public. These include Warren LDS Bowery, West Weber LDS Park, and Taylor LDS Park. The LDS Church may allow their parks to be used by the general public, however a "hold harmless" agreement must be executed between the Board of Weber County Commissioners and the LDS Church. No such agreement was on file as of 2002.

PRIVATE RECREATION OPPORTUNITIES

~~Some~~ Quite a bit of land in ~~Malan's Basin to the east of Ogden~~ East Weber Planning Area is privately owned and offers private recreation opportunities. Ogden City is positioning itself as a recreation and tourism destination, with

Commented [RR56]: M-024, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Mountainside Area. The original paragraph began: "Recreation and Tourism". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

most recreational opportunities occurring ~~on~~ⁱⁿ the National Forest. Like other Wasatch Front communities, Ogden and other municipalities in the planning area are dependent on recreational access to the National Forest to promote themselves as “lifestyle” communities as well as recreation destinations. Management challenges mentioned include obtaining permits for events on national Forest lands, and obtaining guiding and outfitting permits for use of National Forest lands.

NATIONAL FOREST RECREATION

The National Forest in the ~~Mountainside area~~^{East Weber Planning Area} provides a variety of recreational opportunities, including hiking, biking, climbing, back-country skiing, hunting and other outdoor pursuits. The 2003 Forest Plan states:

“Trails and trailheads will be designed to support year-round use where possible. A connection for the Bonneville Shoreline Trail will be created through the North Ogden area in cooperation with the cities of North Ogden, Pleasant View and Willard. Needed access and rights of way will be maintained or acquired to complete the Bonneville Shoreline trail along the Wasatch Front. Public access to National Forest in Davis and Weber Counties will be a priority to maintain or obtain, as development continues from Fruit Heights, Kaysville, Ogden, North Ogden, Pleasant View and Ogden Valley. The Ogden front will continue to be closed to winter motorized use providing nonmotorized designated trail opportunities while providing maximum protection to these high value watersheds. Opportunities for limited summer motorized use on designated routes (Skyline Trail/Great Western Trail in Lewis Peak Area).”

The Forest Plan goes on to provide:

“The roadless areas from Willard to Ogden Canyon will provide nonmotorized recreation opportunities in winter except from east of the road to Willard Peak to the Weber-Box Elder County line, which will be open for winter motorized uses.”

Causey Reservoir provides ample recreation opportunities such as hiking, fishing, swimming, paddleboarding, kayaking, etc.

Wildlife Resources

The shoreline of Great Salt Lake contains large areas of wetlands and riparian areas that provide significant habitat for a variety of wildlife species. Within the planning area, approximately 10,000 acres are within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service primarily for the protection of migratory birds that pass through the wetlands of Great Salt Lake each year. There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The existing wildlife and waterfowl management areas are zoned S-1 and remain unchanged.

Management plans for wildlife management areas are reviewed by the Resource Advisory Council, which makes recommendations to jurisdictional agencies regarding wildlife management plans.

[VISUAL PLACEHOLDER - PDF PAGE 187: Image 63 - Marsh Wren] Original visual omitted; surrounding explanatory text is retained.

WILDLIFE RESOURCES

The Uinta-Wasatch-Cache National Forest Management Plan provides the following with regard to wildlife management on the National Forest:

Commented [RR57]: M-032, part 1 of 1. This text appeared here in the original draft. In the corrected/published organization, the corresponding text appears at Environment & Resource Management > Recreation Resources > Public & Private Parks. The destination begins: “Some land in Malan’s Basin to the east of Ogden is privately owned, and offers private recreation...”

Commented [RR58]: M-032, part 1 of 1, destination segment 1 of 3. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Recreation Resources. The original paragraph began: “Some land in Malan’s Basin to the east of Ogden is privately owned, and offers private recreation...”

Commented [RR59]: M-032, part 1 of 1, destination segment 2 of 3. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Recreation Resources. The original paragraph began: “Some land in Malan’s Basin to the east of Ogden is privately owned, and offers private recreation...”

Commented [RR60]: M-032, part 1 of 1, destination segment 3 of 3. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Recreation Resources. The original paragraph began: “Some land in Malan’s Basin to the east of Ogden is privately owned, and offers private recreation...”

“Maintenance of the broad scale, regionally significant north-south wildlife corridor in this Management Area with connections to the north and southeast will be a priority in all management decisions. Big game winter ranges (generally below 7,000 feet) that occur along the entire western boundary of the Management Area and abutting Ogden Valley will be protected and enhanced, recognizing these become more valuable and important as urban encroachment continues into previously undeveloped areas. Browse species age classes here will be maintained with a higher proportion of older age classes than in other areas to provide browse above the snow. Big game use will be monitored in cooperation with the Utah Division of Wildlife Resources to ensure population management prevents habitat deterioration.”

AQUATIC RESOURCES

With regard to aquatic resources, the Forest Management Plan provides:

“Trout Habitat- Aquatic habitats in Wheeler Creek, South Fork Ogden River, and Ogden River will be managed to maintain cool, clear water and well-vegetated stream banks for cover and bank protection. In-stream cover, in the form of deep pools and structures such as boulders and logs, will be maintained and their value recognized. Water temperature will be preserved through well-vegetated banks.”

SOCIO-ECONOMIC RESOURCES

The Socio-Economic Resources section addresses cultural, historical, geological and paleontological resources; law enforcement; economic considerations; and air quality.

CULTURAL, HISTORICAL, GEOLOGICAL & PALEONTOLOGICAL RESOURCES

A large number of prehistoric occupation sites have been identified along the shoreline of Great Salt Lake. In the shoreline adjacent to the Bear River marshes, a number of burials of prehistoric human burials have also been identified. Although there has been a great deal of historic activity around the Lake, beginning with fur trappers who passed by and utilization of the Lake’s resources by area pioneers, there is little in the way of historic structures or sites in West-Central Weber other than a few pre-1900’s residences. State and Federal law require the protection of prehistoric and historic cultural resources and Native American human remains.

Visual Placeholder for Page 89, Image 24 - Pioneer Camp

ARCHAEOLOGY INVESTIGATIONS

The Heritage Resources section of the Uinta- Wasatch-Cache National Forest Management Plan in the Mountainside planning area provides:

“Inventory efforts will continue to document the American Indian sites as well as the early European settlement of the area. Through potential partnerships with the Utah State University and Weber State University, high altitude archaeology investigations along the Wasatch Front will be emphasized.”

Maps and publications regarding the geologic resources and geologic hazards of the planning area are available on the website of the Utah Geological Survey at geology.utah.gov. The 2013 Great Salt Lake Comprehensive Management Plan also provides information on geologic hazards along the shoreline of Great Salt Lake.

LAW ENFORCEMENT

General law-enforcement in the planning area is provided by the Weber County Sheriff’s Office. Conservation officers with the Utah Division of Wildlife Resources provide patrol and enforcement services in the area’s wildlife management areas. The use of the National Forest in the Mountainside area is limited in scope. However, officers and special agents with the U.S. Forest Service are cross-deputized as Weber County Deputies by the Sheriff. When taking enforcement actions relevant to Utah State law, Forest Service law enforcement officers are permitted to do so under the direction and in cooperation with the Weber County Sheriff. They may also enforce federal law as

Commented [RR61]: M-034, part 1 of 1. This text appeared here in the original draft. In the corrected/published organization, the corresponding text appears at Environment & Resource Management > Socio-Economic Resources > Maps & Publications. The destination begins: “Maps and publications regarding the geologic resources and geologic hazards of the planning area...”

necessary and appropriate. This partnership has resulted in good communication and coordination among law enforcement agencies in the planning area.

ECONOMIC CONSIDERATIONS

Weber County's economy is based on natural resources, business development, and recreational and tourist attractions. In 2012, Weber County as a whole had 117,415 acres of farmland, which produced \$39,872,000 in sales. In 2009 agriculture is estimated to have contributed \$83.7 million dollars in economic activity for the County as a whole. The main crops produced in Weber County are alfalfa, grain, corn silage, and pasture. Weber County's forests and mineral deposits have allowed diversification of its economy. In 2013 the mining industry produced \$3,034,101 in sales revenues, primarily from salt production in West-Central Weber.

Recreation is also an important contributor to economic activity in the study area. Visit Ogden, the non-profit visitor and tourism organization, promotes visitation to Ogden and Weber County by highlighting events, sights and recreational opportunities, among other attractions.

AIR QUALITY

The Clean Air Act Amendments of 1990 established three designations for areas based on how ambient air quality conditions compare to the National Ambient Air Quality Standards (NAAQS): non-attainment areas, maintenance areas, and attainment areas. Attainment (non-attainment) areas are those with air quality better (worse) than the NAAQS. If an area is designated non-attainment, the relevant air quality management agency must create and implement a plan to reduce emissions in order to reduce concentrations below the NAAQS. The air quality management agency must maintain the plan used to meet the NAAQS and prepare a maintenance plan to keep the air clean for the next 20+ years. A maintenance area is one which was in non-attainment but reduced emissions sufficiently to meet the NAAQS. It must maintain those rules/actions that reduced emissions for a period of 10 years.

The planning area in Weber County is a non-attainment area for large particulate matter (PM10) and fine particulate matter (PM2.5). Requests have been submitted to the EPA to change Ogden City to maintenance for PM10. Plans for meeting and continuing to meet the NAAQS in these areas are found at the Utah Department of Air Quality (DAQ) website. These plans provide relevant background, pollutant sources, and the selected control measures for each non-attainment case.

The Clean Air Act and its amendments place control of local air quality at the state level with federal oversight, provided certain criteria are met, and require state and local ambient air quality standards be equal to or lower in concentration than the NAAQS. State of Utah laws and rules regarding air quality set the state standards equal to

the NAAQS. The local air quality management agency for Weber County is the Utah DAQ. Rules and policies pertaining to air quality activities and plans to achieve NAAQS attainment are set by the Utah Air Quality Board. The DAQ conducts statewide air quality monitoring and research, air emissions permitting and compliance monitoring, air quality compliance planning activities, and public education, outreach, and support programs. The DAQ also supports the Air Quality Board in fulfilling its purposes.

GOAL 1 – PUBLIC LANDS MANAGEMENT AND ACCESS

Goals, Principles & Implementation Actions

RESOURCE MANAGEMENT: LAND

LAND USE & LAND ACCESS

GOAL 1 – PUBLIC LANDS MANAGEMENT AND ACCESS:

In [the West-Central Weber, Uintah Highlands, Ogden Canyon, and the East Weber Planning Areas](#), ensure public lands management and access strategies are in keeping with the community's character.

Commented [RR62]: M-026, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Land Resources. The original paragraph began: "Land Use and Land Access". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

3437 RESOURCE MANAGEMENT PRINCIPLE 1.1:

3438 Provide for and maintain public lands management that promote the community's vision articulated in **Chapter**
3439 **2: Community Character**.

3440 **Resource Management Action Item 1.1.1:** Weber County will pursue the community character and land use
3441 management objectives specified in Chapters 2 and 3 of this general plan.

3442 **Resource Management Action Item 1.1.2:** Weber County will continue to support the shoreline management
3443 of the Great Salt Lake and related resources in a manner that promotes and protects wildlife and waterfowl,
3444 recreation uses, conservation of water and other natural minerals and resources, reduce flood and fire hazards
3445 and preserve open spaces and native vegetation.

3446 **Resource Management Action Item 1.1.2.3:** Provide for and maintain access to public lands for recreational
3447 and mineral extraction uses.

3448 **Resource Management Action Item 1.2.1.4:** The County will continue to monitor and participate in future
3449 planning conducted by the State of Utah agency planning that relates to resources in West-Central Weber
3450 through participation in UDWR Resource Advisory Councils, the Utah State Resource Development
3451 Coordinating Council and other interagency planning coordination entities.

3452 **Resource Management Action Item 1.2.2.5:** The County desires a ~~Western Weber~~ trail loop that connects
3453 the old Rail Trail to and through Ogden Bay. Weber County will work with the State to address waterfowl
3454 management concerns.

3455 **Resource Management Action Item 1.1.6:** Balance the expansion of recreation areas and facilities with
3456 overused and saturated resources to maintain a high-quality recreation experience.

3457 **Resource Management Action Item 1.1.7:** Coordinate with UDOT and local landowners to protect the Ogden
3458 Canyon Planning Area's recreational resources during transportation planning.

3459 GOAL 2 – PUBLIC LAND SURVEY SYSTEM:

3460 Public Land Survey System: Re-establish and maintain the Public Land Survey System.

3461 RESOURCE MANAGEMENT PRINCIPLE 2.1:

3462 Weber County seeks cooperation in the maintenance and re-establishment of the PLSS within all Federal lands
3463 to promote the proper management of land resources, land use, and land access.

3464 **Resource Management Action Item 2.1.1:** Weber County will maintain and re-establish the PLSS within State
3465 and private lands.

3466 **Resource Management Action Item 2.1.2:** Weber County will cooperate with Federal and State agencies to
3467 maintain access for surveyors to the monument locations of the PLSS on Federal and State lands.

3468 **Resource Management Action Item 2.1.3:** Weber County desires any Federal and State agency to coordinate
3469 and permit with the County Surveyor's Office before engaging or allowing activities which will destroy existing
3470 monuments of the PLSS.

3471 **Resource Management Action Item 2.1.4:** Weber County encourages Federal and State agencies to make the
3472 re-establishment of destroyed and missing PLSS monuments on Federal and State lands a priority.

3473 **Resource Management Action Item 2.1.5:** Weber County will continue to work with the State UGRC Office to
3474 secure State funding for the rehabilitation and re-establishment of the PLSS.

3475 GOAL 3 – FOREST MANAGEMENT:

3476 In the ~~Mountainside area~~ Ogden Canyon and East Weber Planning Areas, support the Forest Service and other
3477 applicable federal agencies to continue to manage forest lands in conjunction ~~with~~ and ~~with~~ cooperation ~~from~~ with
3478 Weber County.

3479 RESOURCE MANAGEMENT PRINCIPLE 3.1:

3480 Continue to monitor and support the current management direction for the National Forest lands.

3481 **Resource Management Action Item 3.1.1:** Weber County will continue to support the access to National
3482 Forest lands provided for in the current Ogden District Motor Vehicle Use Map.
3483 **Resource Management Action Item 3.1.2:** Weber County will continue to engage cooperatively with the
3484 Forest Service when changes in management policy or management prescriptions are being considered.

3485 RESOURCE MANAGEMENT PRINCIPLE 3.2:

3486 Maintain access to National Forest lands in the Mountainside area to support recreational uses and to access
3487 water rights points of diversion and conveyance works.

3488 **Resource Management Action Item 3.2.1:** The County will continue to monitor and participate in future
3489 planning conducted by the U.S. Forest Service and inter-agency planning coordination entities.

3490 **Resource Management Action Item 3.2.2:** Weber County supports the current travel management plan and
3491 limitations on vehicle access to the National Forest.

3492 **Resource Management Action Item 3.12.3:** Weber County will continue to support the Forest Service's
3493 Roadless Rule, except when scientific evidence suggests that forest management can be better suited by the
3494 creation of a temporary road that is not open or available for use by the general public.

3495 AGRICULTURE, LIVESTOCK, GRAZING, IRRIGATION AND PREDATOR CONTROL

3496 GOAL 4 – AGRICULTURE:

3497 Support and protect continued agricultural operations in the County.

3498 RESOURCE MANAGEMENT PRINCIPLE 4.1:

3499 Continue to support agricultural protection of lands for which the landowner desires protection from the
3500 encroachment of neighboring development or non-compatible land uses.

3501 ♦ **Resource Management Action Item 4.1.1:** Existing agricultural preservation areas should be retained as
3502 they currently exist as long as they remain supported by the landowner.

3503 **Resource Management Action Item 4.1.2:** Encourage property owners who are engaged in agricultural
3504 production and business to expand agricultural protection areas whenever possible, and encourage additional
3505 property owners to commit their property to agricultural protection.

3506 **Resource Management Action Item 4.1.3:** In tandem with Land Use Action Item 5.1.2, encourage the creation
3507 of a transferable development right program or similar land conservation program that permanently preserves
3508 agricultural lands in active production. Encourage farm owners to transfer development rights from their
3509 farms to more suitable properties near available infrastructure and services. Work with property owners and
3510 Utah Open Lands, The Nature Conservancy, or other conservation organization toward obtaining conservation
3511 easements.

3512 RESOURCE MANAGEMENT PRINCIPLE 4.2:

3513 Protect farmers and ranchers' access to water resources and promote water-wise best management practices.

3514 **Resource Management Action Item 4.2.1:** Ensure continued access to, and protection of, points of diversion,
3515 irrigation canals, headgates, storage and other irrigation infrastructure on both private and public lands.

3516 **Resource Management Action Item 4.2.2:** Promote water-wise best management practices for agricultural
3517 water conservation, where appropriate.

3518 RESOURCE MANAGEMENT PRINCIPLE 4.3:

3519 Support current coyote control programs, and work with the Division of Wildlife Resources to expand predator
3520 control efforts to include skunks, raccoons and other similar predators in agricultural areas.

Commented [RR63]: M-027, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Land Resources. The original paragraph began: "Agriculture, Livestock, Grazing, Irrigation and Predator Control".

3521 RESOURCE MANAGEMENT PRINCIPLE 4.4:

3522 Support agri-tourism as a means for agricultural operators to diversify their operations and effectively utilize
3523 smaller parcels of agricultural land.

3524 MINING, MINERAL RESOURCES, ENERGY RESOURCES, AND NUCLEAR WASTE DISPOSAL

3525 GOAL 5 – MINING:

3526 Support the continuation of mining operations in the County in a manner that minimizes adverse impacts and
3527 preserves character of the planning area. This goal is also a goal of Chapter 3: Land Use by reference.

3528 RESOURCE MANAGEMENT PRINCIPLE 5.1:

3529 Provide opportunities for mineral mining and gravel and rock extraction in appropriate areas and with
3530 appropriate operational conditions.

3531 **Resource Management Action Item 5.1.1:** Work cooperatively with the Utah Division of Forestry, Fire and
3532 State Lands to ensure continuation of mining and minerals extraction on the bed of the Great Salt Lake is both
3533 protected and conducted in a manner that protects the wildlife, recreational, cultural and other resources of
3534 Great Salt Lake and surrounding community.

3535 **Resource Management Action Item 5.1.2:** Amend existing zoning regulations to restrict mining operations to
3536 a specific mining zone.

3537 **Resource Management Action Item 5.1.3:** Require mining operations to petition the County for a zone change
3538 prior to initiation of the operation.

3539 **Resource Management Action Item 5.1.4:** Require all mining operations to prepare reclamation plans, and
3540 ensure that financial surety to complete required reclamation is held by a responsible agency. Consider
3541 requiring a development agreement for large scale mining activities prior to formal rezoning.

3542 GOAL 6 – RENEWABLE ENERGY:

3543 Support the development of renewable energy resources.

3544 RESOURCE MANAGEMENT PRINCIPLE 6.1:

3545 Provide opportunities for the creation of renewable energy resources, such as solar, wind power, and
3546 geothermal energy. Provide appropriate aesthetic mitigation or screening to protect the property values of
3547 neighboring owners.

3548 **Resource Management Action Item 6.1.1:** Amend zoning ordinances to identify properties whereon
3549 appropriate solar overlay zones can be applied. Amend the solar overlay zone for consistency and
3550 predictability as ~~it is~~ it is applied to all property.

3551 WILDFIRE MANAGEMENT

3552 GOAL 7 – WILDFIRE MANAGEMENT:

3553 Provide effective wildfire management.

3554 RESOURCE MANAGEMENT PRINCIPLES: Refer to **Principles 6.2 and 6.3 of Chapter 7: Utilities and Services.**

3555 NOXIOUS WEEDS

3556 GOAL 8 – NOXIOUS WEEDS:

3557 Manage the spread of noxious and invasive vegetation.

3558 RESOURCE MANAGEMENT PRINCIPLE 8.1:

3559 Provide effective prevention of the introduction and the spread of noxious weeds.

3560 **Resource Management Action Item 8.1.1:** The County, through its Weeds Board, will continue to work
3561 cooperatively with the U.S. Forest Service, the Utah Association of Conservation Districts (UACD) and the
3562 federal NRCS to implement the initiatives outlined in the NRCS Weber County Resource Assessment (2013).

3563 **RESOURCE MANAGEMENT: WATER**

3564 **WATER RIGHTS**

3565 *GOAL 9 – WATER RIGHTS & ACCESS:*

3566 Protect water rights and the ability to access authorized points of diversion and water conveyance works.

3567 **RESOURCE MANAGEMENT PRINCIPLE 9.1:**

3568 The transfer and use of water rights in Weber County must be carefully monitored to ensure compliance with
3569 state law.

3570 **Resource Management Action Item 9.1.1:** Weber County will continue to cooperate with and support the
3571 Weber Basin Water Conservancy District as it monitors water rights applications filed in the planning area to
3572 ensure water rights are managed in accordance with State law and the rules of the Utah State Engineer.

3573 **RESOURCE MANAGEMENT PRINCIPLE 9.2:**

3574 Continue to support water rights' points of diversion and authorized water storage, conveyance, and measuring
3575 infrastructure accessibility to approved water users.

3576 **Resource Management Action Item 9.2.1:** Weber County will conduct planning and development review, and
3577 will strive to monitor the planning and development review of other nearby jurisdictions, to ensure continued
3578 access to and maintenance of authorized water infrastructure. Applications filed in the planning area to ensure
3579 water rights are managed in accordance with State law and the rules of the Utah State Engineer.

3580 **WATER QUALITY & HYDROLOGY**

3581 *GOAL 10 – WATER QUALITY & HYDROLOGY:*

3582 Keep surface water and groundwater clean.

3583 **RESOURCE MANAGEMENT PRINCIPLE 10.1:**

3584 Protect surface and groundwater quality.

3585 **Resource Management Action Item 10.1.1:** In tandem with **Land Use Action Item 5.4.1**, protect water ways
3586 and floodplain areas from development-related uses.

3587 **Resource Management Action Item 10.1.2:** Continue to support stormwater pollution prevention measures
3588 and ensure each development project provides adequate pollution prevention plans.

3589 *GOAL 11 – WATER QUALITY & HYDROLOGY:*

3590 Strive for water-wise best practices to protect water supplies as the community grows.

3591 **RESOURCE MANAGEMENT PRINCIPLE 11.1:**

3592 Weber County will strive to provide policies that ensure adequate water supply exists for culinary, industrial,
3593 fisheries, irrigation and other uses.

3594 **Resource Management Principle Action Item 11.1.1:** Work with the Weber Basin Water Conservancy District,
3595 and other water service providers in the planning area, to ensure adequate supplies of primary and secondary
3596 water meet the County's needs.

3597 • **Resource Management Action Item 11.1.2:** Pursue low impact development regulations that encourage
3598 groundwater recharge near the location where precipitation falls.

Commented [RR64]: M-025, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Mountainside Area. The original paragraph began: "Water Quality and Hydrology". The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

3599 **Resource Management Action Item 11.1.3:** Continue to monitor drought conditions and search for
 3600 opportunities to implement water-wise and water conservation best practices.
 3601 **Resource Management Action Item 11.1.4:** Support the creation of a ~~fresh water~~ **freshwater** impoundment in
 3602 Bear River Bay to expand available water reserves for the area.
 3603 **Resource Management Action Item 11.1.5:** Pursue other opportunities to tap available water resources that
 3604 are outside the local Ogden/Weber River basins.

3605 *GOAL 12 – WATER QUALITY & HYDROLOGY:*

3606 Protect the Great Salt Lake and its resources.

3607 RESOURCE MANAGEMENT PRINCIPLE 12.1:

3608 Work cooperatively with the State of Utah to find opportunities to protect and restore the shrinking Great Salt
 3609 Lake.

3610 **FLOOD PLAINS & RIVER TERRACES**

3611 *GOAL 13 – FLOOD PLAINS & RIVERS:*

3612 Protect river corridors and riparian areas.

3613 RESOURCE MANAGEMENT PRINCIPLE 13.1:

3614 The Weber River floodplain, wetland areas associated with the meander corridor, and streamside vegetation,
 3615 should be protected from development.

3616 **Resource Management PrincipleAction Item 13.1.1:** Implement a setback from the high-water line on either
 3617 side of the river for protection of hydrologic and riparian function. Require site analysis for all development
 3618 within 200 feet of the high-water line of the Weber River to determine whether additional protections of
 3619 hydrologic and riparian function should be provided.

3620 **Resource Management Action Item 13.1.2:** In tandem with **Land Use Principle 5.3, and Recreation Principle**
 3621 **2.1**, as development occurs along waterways, require public trails for bicycles, pedestrians, and horses within
 3622 the setback, and if properties are purchased or donated, parks and open spaces can be developed for
 3623 recreational and educational purposes.

3624 **RESOURCE MANAGEMENT: RECREATION**

3625 *GOAL 14 – RECREATION:*

3626 Support and promote the recreational and lifestyle opportunities of living in proximity to public lands.

3627 RESOURCE MANAGEMENT PRINCIPLE 14.1:

3628 Support simplifying and streamlining the Forest Service permitting processes for guiding, recreational
 3629 competitions, and similar activities in the National Forest.

3630 **Resource Management PrincipleAction Item 14.1.1:** Monitor National Forest planning and rule-making as it
 3631 pertains to recreational access to and encourage a simplified or expedited authorization system.

3632 RESOURCE MANAGEMENT PRINCIPLE 14.2:

3633 Support the development and operation of recreational facilities on both private and public lands.

3634 **Resource Management PrincipleAction Item 14.2.1:** Work with private owners in Malan’s Basin and other
 3635 areas within and adjacent to National Forest Lands to provide recreational opportunities and maintain access
 3636 to National Forest System lands.

Commented [RR65]: M-031, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Water Resources. The original paragraph began: “Flood Plains and River Terraces”. The destination wording was also revised; those wording changes are attributed to Content Comparison Review where the redline could be separated.

GOAL 15 – RECREATION:

Support and promote the goals, policies, and action items of the Parks and Recreation Chapter of this plan.

RESOURCE MANAGEMENT: WILDLIFE & SENSITIVE LANDS

WILDLIFE

GOAL 16 – WILDLIFE:

Support the healthy management of wildlife and wildlife resources.

RESOURCE MANAGEMENT PRINCIPLE 16.1:

Cooperate and coordinate with wildlife resource agencies.

- **Resource Management Principle Action Item 16.1.1:** Continue to work cooperatively with the Utah Division of Wildlife Resources to protect and provide appropriate access to the wildlife resources of Great Salt Lake and its environs.

Resource Management Action Item 16.1.2: Provide support for additional efforts to enhance habitats and overall productivity of wildlife in West-Central Weber. In tandem with **Land Use Action Item 16.2.1**, support or help facilitate a wetlands bank area on or adjacent to existing waterfowl nesting area(s).

- **Resource Management Action Item 16.1.3:** Continue to work cooperatively with the U.S. Forest Service and the Utah Division of Wildlife Resources to protect and provide appropriate access to and management of the wildlife resources of the National Forest.

- **Resource Management Action Item 16.1.4:** Develop or support regulations that minimize human impact on mapped critical wildlife migration areas.

Resource Management Action Item 16.1.5: Coordinate with the Utah Division of Wildlife Resources, U.S. Forest Service, landowners, and other applicable entities to identify and protect important wildlife habitat, migration corridors, and winter range in the East Weber Planning Area as development and recreational use occur.

RESOURCE MANAGEMENT PRINCIPLE 16.2:

Protect the waterfowl resources and habitat of the Great Salt Lake.

- **Resource Management Principle Action Item 16.2.1:** Maintain the existing shoreline zone along the lake bed. Seek opportunities as wetlands are created or identified adjacent to the shoreline to rezone those areas to shoreline or open space zones.

Resource Management Action Item 16.2.2: Continue to support the State in its management responsibilities of migratory bird and bird habitat protection as found in the Utah Wildlife Action Plan.

SENSITIVE LANDS

GOAL 17 – SENSITIVE LANDS:

Protect sensitive lands.

RESOURCE MANAGEMENT PRINCIPLE 17.1:

Provide and support protection of sensitive lands for the betterment of a clean and healthy environment.

Resource Management Action Item 17.1.1: Encourage and support the Corps of Engineers and other local governmental agencies to conduct a wetland delineation study, which could be combined with a Sensitive Area Management Plan (SAMP) and a shoreline protection plan. The SAMP engages government agencies, property owners, and local planning staff in the development of a management plan that treats property owners equitably, resolves critical issues, and at the same time protects valuable natural resources. Create mutual gain options that resolve property owner concerns with resource agency concerns.

3678 **Resource Management Action Item 17.1.2:** As sensitive lands are identified and determined to be
3679 inappropriate for development, the land should be zoned as Open Space O-1.

3680 **RESOURCE MANAGEMENT: SOCIO-ECONOMIC**
3681 **CULTURAL, HISTORICAL, GEOLOGICAL & PALEONTOLOGICAL**
3682 *GOAL 18 – CULTURE & HISTORY:*

3683 Protect and celebrate the cultural and historical roots of the planning area.

3684 **RESOURCE MANAGEMENT PRINCIPLE 18.1:**

3685 Promote the history of the area and pay tribute to the people who came before us by protecting historic sites
3686 and artifacts, and by publicly promoting the stories of the past.

3687 **Resource Management Action Item 18.1.1:** Weber County will continue to support inventory efforts by the
3688 U.S. Forest Service and State agencies to document American Indian sites as well as the early European
3689 settlement of the area.

3690 **Resource Management Action Item 18.1.2:** Weber County will support the mission of the Weber County
3691 Historical Society.

3692 **Resource Management Action Item 18.1.3:** In tandem with **Community Character Principle 1.1.1**, during small
3693 area planning explore opportunities to incorporate historical sites, stories, and legacies into the social fabric
3694 of the area.

3695 **LAW ENFORCEMENT**

3696 *GOAL 19 – LAW ENFORCEMENT:*

3697 Protect people, property, and resources.

3698 **RESOURCE MANAGEMENT PRINCIPLE 19.1:**

3699 Cooperate and coordinate County law enforcement resources with State and Federal law enforcement
3700 resources.

3701 **Resource Management Actions 19.1.1:** Weber County will continue to support effective coordination and
3702 cooperation among the federal, state, and local law enforcement agencies in the planning area.

3703 **ECONOMIC CONSIDERATIONS**

3704 *GOAL 20 – ECONOMICS:*

3705 Continue to support agriculture, mining, tourism and recreation as important components of the County's
3706 economy, as otherwise provided in this general plan.

3707 **AIR QUALITY**

3708 *GOAL 21 – AIR QUALITY:*

3709 Protect the quality of the air.

3710 **RESOURCE MANAGEMENT PRINCIPLE 21.1:**

3711 Reduce pollution and emissions by incrementally adjusting how the population uses land.

3712 **Resource Management PrincipleAction Item 21.1.1:** Weber County will continue to support the Utah
3713 Department of Air Quality implementation plans for meeting and continuing to meet the NAAQS in the
3714 planning area. These plans provide relevant background, pollutant sources, and the selected control measures
3715 for each non-attainment case.

Commented [RR66]: M-035, part 1 of 1. This text appears here in the corrected/published organization. It came from Environment & Resource Management > Socio-Economic Resources. The original paragraph began: "Economic Considerations".

3716 **Resource Management Action Item 21.1.2:** In tandem with related transportation, active transportation, and
3717 land use goals, principles, and action items, support the reduction of the population's emissions by providing
3718 multiple efficient modes of transportation, including transit and bicycle and pedestrian facilities, and provide
3719 homes in closer proximity of work and play destinations.
3720 **Resource Management Action Item 21.1.3:** Consider requiring higher emissions efficiency rating of homes
3721 and other buildings in the planning area.
3722 **Resource Management Action Item 21.1.4:** Ensure manufacturing uses have appropriate emissions scrubbing
3723 to create minimal, if any, impact on air quality.
3724 **Resource Management Action Item 21.1.5:** In tandem with **Resource Management Action Item 11.1**, pursue
3725 avenues to reverse the shrinking of the Great [Sage](#) Lake to ensure the heavy metals and contaminants of
3726 the lakebed do not become airborne.

3727 NUCLEAR WASTE

3728 *GOAL 22 – NUCLEAR WASTE:*

3729 Reject the storage of nuclear waste anywhere within Weber County.¹⁷

3730 RESOURCE MANAGEMENT PRINCIPLE 22.1:

3731 Nuclear and radioactive waste should not be stored anywhere in Weber County, nor anywhere within vicinity
3732 of the borders of Weber County.

3733 • **Resource Management Principle 22.1.1:** Revise ordinances to specifically prohibit the storage of nuclear or
3734 radioactive waste in the county.
3735

¹⁷ Utah Division of Wildlife Resources, Utah Wildlife Action Plan (DWR Publication 15-14, 2015). Retrieved April 19, 2022 from https://wildlife.utah.gov/pdf/WAP/Utah_WAP.pdf

CHAPTER 9 WEBER COUNTY ISLANDS

[VISUAL PLACEHOLDER - PDF PAGE 211: Chapter-opening photographs showing unincorporated islands]

VISION

Unincorporated islands throughout Weber County should be annexed into an adjacent city for the more equitable provision of municipal services.

[VISUAL PLACEHOLDER - PDF PAGE 211: Image 66 - Unincorporated Island Near Plain City]

[VISUAL PLACEHOLDER - PDF PAGE 211: Image 67 - Islands Surrounded by North Ogden]

[VISUAL PLACEHOLDER - PDF PAGE 211: Image 68 - Other Islands]

Existing & Projected Conditions

Properties in unincorporated islands substantially require the same municipal services and resources as properties in adjacent municipalities, but do not generally pay a proportionate property tax for the level of services received. Historically, the unincorporated areas of Weber County have received lesser municipal services because access to them was more challenging. However, as city boundaries expand and surround lands not otherwise incorporated, access to and provision of municipal services has become less challenging and, in cases such as emergency services and policing, required regardless of jurisdiction or service-compensation through municipal property tax. This creates inequity in the provision of services and creates a disproportionate impact on both municipal and county budgets.

Usually, annexation of unincorporated area requires no filed protest from the majority of affected landowners. In addition to this, State code also allows a municipality to annex an unincorporated island without considering filed protests if the County Commission has recommended they do so. In 2017, the Weber County Commission passed the below listed resolutions that recommend an adjacent city annex all or part of an unincorporated island.

- Resolution No. 23-2017 – Riverdale City
- Resolution No. 24-2017 – Harrisville City
- Resolution No. 25-2017 – Uintah City
- Resolution No. 26-2017 – North Ogden City
- Resolution No. 41-2017 – Roy City
- Resolution No. 48-2017 – Ogden City

Of these, only Roy and Ogden City have taken action to absorb unincorporated islands.

Goals, Principles & Implementation Actions

UNINCORPORATED ISLANDS

GOAL 1 – UNINCORPORATED ISLANDS:

- Eliminate all unincorporated islands and prevent the creation of new ones. 1

UTILITIES & PUBLIC SERVICES PRINCIPLE 1.1:

- All unincorporated islands should be annexed into an adjacent city.

Unincorporated Islands Action Item 1.1.1: Encourage developers to work with adjacent cities to annex property prior to development.

Unincorporated Islands Action Item 1.1.2: In the event **Unincorporated Islands Action Item 1.1.1** is not successful, incentivize development opportunities in unincorporated islands as long as the developer enters

3774 into a development agreement, applicable to all resulting property owners of the development, to withhold
3775 their right to protest a future annexation into an adjacent city.
3776 **Unincorporated Islands Action Item 1.1.3:** Review and respect each city's annexation area and plan, including
3777 general plan that will be applied to an island after annexation, and attempt to comply with it to the extent
3778 possible whilst still applying **Unincorporated Islands Action Item 1.1.2**.
3779 **Unincorporated Islands Action Item 1.1.4:** Find ways to provide efficient street and infrastructure connections
3780 with other streets and infrastructure in the adjacent city.
3781 **Unincorporated Islands Action Item 1.1.5:** Unless a compelling county interest exists otherwise, do not allow
3782 the creation of any more unincorporated islands, and use caution prior to allowing the creation of an
3783 unincorporated peninsula. A peninsula should only be created if it advances the objective for municipal service
3784 to be provided by a municipality.
3785 **Unincorporated Islands Action Item 1.1.6:** Work with state legislators to amend the unincorporated island
3786 and peninsula code to include an island that is bounded on one side by a different unincorporated county, or
3787 by an area served by a different planning area general plan within the same county.

APPENDICES

MEMO

Date: September 3, 2026

To: Weber County Planning Commission

From: Tammy Aydelotte

Attached are some proposed changes to Weber County Code related to enforcement such that 'inoperable or abandoned vessels' may be taken into consideration.

- Inserting the term 'Inoperable or abandoned vessel' into definitions. Also inserting this term under the definition of 'Junk', and including in the 108-7-6 under 'Garbage Junk, and Weeds Unlawful', as well as 108-7-7.010 'Obstruction In Right-of-Way.



ORDINANCE NO. _____

**AN ORDINANCE AMENDING CERTAIN PROVISIONS RELATED TO WEBER
COUNTY CODE ENFORCEMENT**

WHEREAS, the Board of County Commissioners of Weber County (“Commission”) has received a request from the Community Development Department to amend certain provisions of Weber County Code related to Code Enforcement such that “inoperable or abandoned vessels” may be taken into consideration; and

WHEREAS, the Commission understands the need for this clarification and desires to amend the ordinance to allow for this addition;

NOW THEREFORE, the Commission ordains as follows:

1. The Weber County Code, shall be amended as provided in “Exhibit A” as attached to this document.
2. Effective date and publication
 - a. This ordinance shall take effect 15 days after its passage.
 - b. The Clerk/Auditor’s office is directed to publish a short summary of this ordinance in the *Standard Examiner* newspaper before 15 days after the date of its passage.

PASSED and ADOPTED this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Gage Froerer, Chair

Commissioner Bolos voted _____
Commissioner Froerer voted _____
Commissioner Harvey voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

EXHIBIT A

Sec 101-2-10 I Definitions

- .
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Inoperable or abandoned vehicle. The term "inoperable or abandoned vehicle" means any motor vehicle or trailer not currently registered and licensed in this state or another state; or any motor vehicle or trailer that cannot be operated in its existing condition because the parts necessary for safe and lawful operation, such as tires, windshield, engine, drive train, driver's seat, steering wheel or column, or gas or brake pedals are removed, destroyed, damaged, deteriorated, or nonconforming.

Inoperable or abandoned vessel. The term "inoperable or abandoned vessel" means every type of watercraft, other than a seaplane on the water, used or capable of being used as a means of transportation on water which is not currently registered and licensed in this state or another state; or that cannot be operated in its existing condition because the parts necessary for safe and lawful operation are removed, destroyed, damaged, deteriorated, or nonconforming.

Sec 101-2-11 J Definitions

Junk. The term "junk" means all discarded metals, scrap metals, iron, glass, paper, wood, building materials, plastics, or fiberglass which may have value secondhand but not in their present condition; unused or discarded bicycles, tricycles, or other similar items or parts thereof; waste paper products; unused or discarded building materials, machinery, machinery parts, or

lumber; accumulations of dirt, gravel, ashes, or fire remains; inoperable or abandoned vehicles or vehicle parts; **inoperable or abandoned vessels**; or any other waste materials.

Junkyard. The term "junkyard" means the use of any lot, portion of lot, or tract of land for the storage of salvage materials, keeping or abandonment of junk, including but not limited to, scrap metals or other scrap material, debris, or for the dismantling, demolition or abandonment of automobiles, or other vehicles **or vessels**, or machinery or parts thereof; providing that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.

Sec 108-7-6 Garbage, Junk, And Weeds Unlawful

1. *Garbage, inoperable or abandoned vehicles, and junk.* It is unlawful for any owner or occupant of land to permit garbage, inoperable or abandoned vehicles, **inoperable or abandoned vessels**, or junk to accumulate or remain on or about the premises whenever it is unsightly and in public view, or whenever it is dangerous to the health, safety, and welfare of the people of the county. Every owner or occupant of land is hereby required to remove, or provide for the removal of, such garbage, inoperable or abandoned vehicles, and junk before the same become unsanitary, dangerous, or a nuisance.
2. *Weeds and unkempt yards.* Landowners are responsible for clearing all weeds from their property, including their property's perimeter and any adjacent sidewalk, trail or pathway, parkstrip, or unimproved portions of public rights-of-way. A yard, and any adjacent sidewalk, trail or pathway, parkstrip, or unimproved portion of public rights-of-way that are visible from a public right-of-way shall be maintained so that the property's

appearance does not detract from the appearance of the neighborhood. Weeds, except noxious or invasive weeds which shall be removed promptly, and turf grasses shall be maintained at a height of not more than eight inches at any time, and the cuttings shall be promptly disposed of in an organized manner or mulched in place. Native vegetation, including grasses, and wildflowers, and shrubs, maintained in a natural state are exempt from the eight-inch regulation. Where a street has curbing, or where a deferral agreement for curbing was required, it is the responsibility of the property owner, not the County, to maintain, cut, or remove any vegetation that is between the edge of the travel surface within the public right-of-way and the edge of the public right-of-way adjoining the owner's property.

3. *Exemptions.* This section shall not apply to items which are clearly accessory and incidental to any agricultural use permitted in the zone, or to items completely and lawfully enclosed within a building or enclosure where it is not visible from a public or private way or other public or private property and which does not constitute a nuisance, endanger or adversely affect the health or welfare of the community, or the keeping of which does not violate any other law or ordinance.
4. *Owner or occupant responsibility.* Any owner or occupant of land that allows for the violation of this section shall make proper arrangements for the correction of the violation.
5. *Public streets and other public property.*

1. It is unlawful for any person to place or deposit in or upon any public street, right-of-way, or other public property in unincorporated areas of the county any garbage, inoperable or abandoned vehicles, inoperable or abandoned vessels, junk,

weeds, or any other vegetation, if the deposited items or materials may interfere with pedestrian or vehicular traffic or may in any way be dangerous to the health, safety, and welfare of the people of the county.

2. It is the responsibility of owners or occupants of land adjoining a public right-of-way, pedestrian pathway, or sidewalk to ensure continual removal of vegetation overgrowth.
3. In addition to the requirements of section 32-8-2, owners or occupants of a platted building lot, or a lot of record with an existing residential, commercial, or manufacturing use, that adjoins a paved pedestrian pathway and is less than five acres shall also be required to ensure continual removal of snow from the pathway.

Sec 108-7-7.010 Obstructions In Right-Of-Way

To ensure deposited items or materials do not interfere with pedestrian or vehicular traffic or in any way be dangerous to the health, safety, and welfare of the people of the county, it is unlawful for any person to place or deposit in or upon any Public Street, right-of-way, or other public property in unincorporated areas of the county any garbage, inoperable or abandoned vehicles, inoperable or abandoned vessels, junk, weeds, or any other vegetation.

SUMMARY OF WEBER COUNTY ORDINANCE NO. _____

SUMMARY OF AN ORDINANCE AMENDING THE WEBER COUNTY FEE ORDINANCE

On _____, the Board of County Commissioners of Weber County adopted Ordinance No. _____, amending the Weber County Code to contemplate the existence of inoperable or abandoned vessels for the purposes of code enforcement.

Commissioners _____ voted in favor of this ordinance.

(If applicable) Commissioner _____ voted against this ordinance.

The complete text of the ordinance is available at the Weber County Clerk/Auditor's Office at 2380 Washington Blvd., Ogden, Utah and on the Weber County web page at webercountyutah.gov.