NOTICE FOR OGDEN VALLEY PLANNING COMMISSION MEETING

Tuesday, October 27, 2026, 6:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Participation is available electronically.
https://teams.microsoft.com/meet/269193992889697?p=so4bOUNB8Wje57LksQ
Instructions can be found at
https://ogdenvalley.gov/teams/

AGENDA

Call to Order

1. Roll Call
2. Pledge of Allegiance
3. Moment of Silence

(Continued next page)

PART I – PUBLIC HEARING (Previously Noticed)

1. **Training on Legislative Decisions** – City Attorney

Counsel will provide an explanation of the rules and procedures for considering legislative actions.

2. **Morgan Valley Foods, LLC. Zoning Map Amendment Request ZMA-26-001**

The purpose of the public hearing is to receive public comment regarding a request to rezone parcels 22-045-0051 and 22-045-0007, located in the area of 5116 East 2500 North. Applicant seeks to rezone parcels from Agriculture Valley AV-3 to Commercial Valley CV-2.

a. Open Hearing
b. Staff Presentation on the Code Text Amendment
c. Public Hearing
d. Close Hearing

3. **Lower Zoning Map Amendment Request ZMA-26-002**

The purpose of the public hearing is to receive public comment regarding a request to rezone parcel 20-003-0009, located in the area of 4900 East 1500 North. Applicant seeks to rezone parcels from Forest Valley FV-3 to Agriculture Valley AV-3.

a. Open Hearing
b. Staff Presentation on the Code Text Amendment
c. Public Hearing
d. Close Hearing

4. **Peterson Zoning Map Amendment Request ZMA-26-003**

The purpose of the public hearing is to receive public comment regarding a request to rezone a portion of parcel 21-031-0013, located in the area of 7345 East 900 South. Applicant seeks to rezone a portion of the parcel from Residential Manufactured Housing RMH-1-6 to Commercial Recreation and Resort CVR-1.

a. Open Hearing
b. Staff Presentation on the Code Text Amendment
c. Public Hearing
d. Close Hearing

PART II – MEETING

1. **Public Comment**
   - State name and address for the record
   - Keep comments under 2 minutes, unless otherwise allowed by the Chair
   - Comments must be germane to the authority of the Planning Commission and cannot refer to items under consideration for administrative action

2. **Minutes:** August 25, 2026

3. **Administrative Action Items**
   a. **Training on Administrative Actions** – City Attorney
      Counsel will provide an explanation of the rules and procedures for considering legislative actions.
   b. **Conditional Use Permit CUP-26-001: Colson Hayes.** Discuss and possibly deny, continue, or approve conditions for Colson Hayes' "Camp Fireflies" conditional use permit application.

4. **Legislative Action Items**
   a. Morgan Valley Foods, LLC. Rezone ZMA-26-001 Request Recommendation
   The Planning Commission will review and discuss and may table or make a recommendation to the city council regarding a request to rezone parcels 22-045-0051 and 22-045-0007, located in the area of 5116 East 2500 North from Agriculture Valley AV-3 to Commercial Valley CV-2.

   b. **Lower Rezone Request ZMA-26-002 Recommendation**
   The Planning Commission will review and discuss and may table or make a recommendation to the city council regarding a request to rezone parcel 20-003-0009, located in the area of 4900 East 1500 North from Forest Valley FV-3 to Agriculture Valley AV-3.

   c. Peterson Rezone Request ZMA-26-003
   The Planning Commission will review and discuss and may table or make a recommendation to the city council regarding a request to rezone a portion of parcel 21-031-0013, located in the area of 7345 East 900 South from Residential Manufactured Housing RMH-1 to Commercial Recreation and Resort CVR-1.

5. **General Plan Update** – Staff

6. **Future Planning Priorities:** (Discussion only)
   a. General Plan
   b. TDR Ordinance
   c. Short Term Rentals
   d. Village Zone
   e. Additional Commercial Zones
   f. Community Advisory Committees
   g. Natural Hazards
   h. Outdoor Lighting
   i. Other

7. **Other Business**
   a. Remarks from Planning Commissioners
   b. Planning Staff Update
   c. Remarks from Legal Counsel

8. **Adjournment**

PART III — GENERAL NOTICES

(Applicable to Public Hearing and the subsequent Planning Commission Meeting)

Electronic Participation and Teams Connection

The previously noticed Public Hearing and City Council meeting are held within a single meeting and may be attended electronically via the same Teams connection:

Join Teams Meeting
https://teams.microsoft.com/meet/269193992889697?p=so4bOUNB8Wje57LksQ
Meeting ID: 269 193 992 889 697
Passcode: 2oU6iw3z

Join Instructions
https://ogdenvalley.gov/teams/

Special Accommodations (ADA)

For individuals needing ADA accommodations, please contact Kay Hoogland, Council Member, at 801-348-0026 or khoogland@ogdenvalley.gov at least 24 hours before the meeting.

Electronic Participation Statement

One or more members of the City Council may participate electronically. The anchor location for this meeting is Huntsville Town Hall, 7474 E. 200 S., Huntsville, UT.

Certification of Posting

The undersigned certifies that the foregoing notice was posted on the date below at the statutorily required locations:

1. Utah Public Notice Website: https://www.utah.gov/pmn/
2. Physical posting locations: Ogden Valley City Office and Huntsville Town Hall
3. Ogden Valley City Website: https://ogdenvalley.gov

Notices for the public meeting were posted by October 16th, 2026, on or before 6 PM, which is at least 24 hours prior to the Planning Commission meeting scheduled for October 27th, 2026.

Dated this 16th day of October 2026.

Signature: *Sharon Robbins*
Printed Name: Sharon Robbins
Title: Recorder
Ogden Valley City, Weber County, Utah

MINUTES FOR OGDEN VALLEY PLANNING COMMISSION HEARING & MEETING

Tuesday, August 25, 2026, 6:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Status
Lisa Arbogast	Planning Commission Chair	Present
Angela Dean	Planning Commission Vice Chair	Present via Zoom
Fred Blickle	Planning Commission Member	Present via Zoom
Tyson Lloyd	Planning Commission Member	Absent
Erin Shaffer	Planning Commission Member	Absent
Teri Zenger	Planning Commission Member	Absent
Jim Morgan	Planning Commission Member	Present
Brian Carver	City Planner	Present
Shannon Smith	Volunteer IT Support	Present
Sharon Robbins	OVC Recorder	Present

REGULAR BUSINESS

1. Call to Order - Chair Lisa Arbogast opened the meeting at approximately 6:00 p.m. Due to the absence of a quorum, the meeting could not immediately proceed. Commissioner Fred Blickle joined the meeting via Zoom shortly thereafter, establishing a quorum. The meeting was formally called to order at 6:09 p.m
    a. Roll Call – Lisa Arbogast, Jim Morgan, Fred Blickle, Angela Dean in attendance. Erin Shaffer, Tyson Lloyd, and Terry Zenger missing.
    b. Pledge of Allegiance led by Lisa Argogast
    c. Moment of Silence for approximately one minute
2. Approval of Minutes for June 9, 2026

Commissioner Morgan moved to approve the June 9, 2026 meeting minutes. Commissioner Dean seconded the motion. The motion passed unanimously (4-0).

PUBLIC HEARING

3. Review and provide a recommendation to City Council on amendments to 104-10 Shoreline Zone S-1.
    a. Discussion of the Code Text Amendment

City Planner Brian Carver presented the proposed amendment to the Shoreline Zone (S-1). He explained that current code limits the maximum height of a primary dwelling to 25 feet. The proposed amendment would restore the maximum building height to 35 feet, providing consistency with other residential zones throughout Ogden Valley City.

    b. Public Hearing

Brian Judd spoke in favor of restoring the 35-foot height limit. He described his family's efforts to construct a home on their 26-acre farm property and noted that the height restriction changed during their permitting

process. He stated that neighboring homes were built at approximately 35 feet and argued that restoring the previous standard would be fair and consistent with existing development patterns.

Ron Gleason supported returning to the historical 35-foot height standard. He indicated that most shoreline properties are already developed and stated that the 25-foot height limit appeared to be an unintended result of the broader code revision process.

Leah Miller supported the proposed amendment. She stated that returning to the 35-foot height limit would better accommodate residential construction while preserving the overall character of the valley. She also noted that existing setback and spacing requirements already help protect viewsheds.

James Burke opposed increasing the height limit. Through photographs and visual examples, he argued that taller structures can obstruct views of Pineview Reservoir and diminish important community viewsheds. He encouraged the Commission to retain the 25-foot limit and consider additional view corridor protections.

Jes Slama supported restoring the 35-foot height limit. He noted inconsistencies between primary structure and accessory structure height standards and stated that a 25-foot limit creates design challenges for traditional mountain architecture.

Robert Fuller spoke in favor of the amendment. He argued that a 25-foot height limit is impractical for many home designs, imposes unnecessary limitations on shoreline property owners, and is inconsistent with standards applied elsewhere in the valley. He questioned whether a compelling public interest justified reducing private property rights in the S-1 zone.

Leah Miller provided an additional comment, stating that density and setbacks have a greater effect on view preservation than building height alone. She encouraged the Commission to restore the 35-foot standard.

Planner Carver read two written comments submitted prior to the meeting:

- **Neil Bailey** expressed support for restoring the 35-foot height standard, noting that many existing homes were built at that height and arguing that a 10-foot difference would have little impact on views.
- **Clay Christensen** also supported returning to the 35-foot limit, stating that the change would maintain consistency among shoreline properties and would not significantly affect views due to substantial setbacks from the roadway and reservoir.

c. Discussion and Recommendation to the City Council

Commissioners discussed the public comments and the rationale behind the original reduction from 35 feet to 25 feet during the city's code revision process.

Commissioner Blickle noted that while a 25-foot home can be built successfully, restoring the 35-foot limit would provide greater architectural flexibility and align with historical development patterns.

Commissioner Morgan observed that many shoreline properties are set back significant distances from the reservoir and public roads, reducing the visual impact of taller structures. He expressed support for the 35-foot height limit.

Commissioner Dean reviewed the General Plan's emphasis on protecting Pineview Reservoir viewsheds and preserving community character. She expressed concern about the cumulative impacts of taller structures but also acknowledged the concerns raised by property owners regarding consistency and fairness. She suggested alternative approaches, such as setback adjustments or view corridor protections, to address viewshed concerns.

Chair Arbogast stated that the Commission's earlier recommendation to reduce the height limit was based upon available information and General Plan policies at the time. She noted that the Commission received substantially more public input during the current process and emphasized the importance of continued community participation. She observed that many shoreline properties are situated in locations where restoring the 35-foot limit would have minimal impact on views.

At the Commission's request, Planner Carver explained how building height is measured under city code and clarified that certain architectural features, such as chimneys, are excluded from height calculations. He also discussed potential planning tools that could be used to preserve viewsheds, including increased setbacks, building massing standards, and view analysis requirements.

After discussion, the Commission expressed general support for restoring the maximum building height in the Shoreline Zone to 35 feet while recognizing that additional tools may be available in the future to address specific viewshed concerns.

Commissioner Blickle moved to recommend that the City Council amend Section 104-10 of the Shoreline Zone (S-1) and restore the maximum building height for primary dwellings from 25 feet to 35 feet. Commissioner Morgan seconded the motion. Motion passed unanimously (4-0).

OTHER BUSINESS

4. Staff Update

Planner Carver briefly discussed upcoming planning items and ongoing code implementation work. He indicated there may be zone amendments and/or conditional use permits ready for Planning Commission review in late September.

5. Future Planning Priorities

The Commissioners briefly discussed future land use and planning priorities to be addressed at upcoming meetings. Commission member Dean indicated the Planning Commission be ready to discuss: TDRs, STRs, Village zone, Conditional Use, Natural Hazards, Outdoor Lighting, Design Standards (such as fencing). She indicated the City just received a grant to revise the General Plan, so that should not be on the Planning Commissions list for now.

The Commissioners discussed what meetings to utilize if there is only one meeting for the month. The preference is to establish the 4th Tuesday of each month as the primary meeting. The 2nd Tuesday can be scheduled, if there is additional business or as a work session.

6. Adjournment

Commissioner Morgan moved to adjourn the meeting. Commissioner Dean seconded the motion. The motion passed unanimously (4-0). The meeting adjourned at approximately 7:15 p.m.

Ogden Valley City
Planning Department
(385) 732-1340
planning@ogdenvalleyut.org

Staff Report

Meeting Date: October 27, 2026

Applicant: Colson Hayes

Re: Conditional Use Permit for commercial campsite in the Forest-5 Zone

Prepared by: Brian Carver, AICP

Scope of Decision: Administrative. Conditional uses are uses that may be appropriate within a zoning district when designed and operated to mitigate reasonably anticipated land use impacts. Conditional uses are presumed allowable where applicable standards can be met. The purpose of conditional use review is to evaluate objective impacts and apply reasonable mitigation, not to determine whether a use is desirable.

Request and Synopsis

Mr. Hayes is seeking a permit to construct a 16-space commercial campsite on 5 acres on parcel 211810002 at 10622 East Hwy 39, in the Forest-5 Zone. Commercial campgrounds are a conditional use in the zone. The site plan is compliant with campground design standards, with the exception of required second ingress/egress and an acceleration lane on Highway 39. Staff recommends the following conditions for approval of this application:

Condition 1: Secondary Access

Finding

The proposed campground is expected to accommodate a concentration of overnight guests and recreational vehicles. In the event of a wildfire, medical emergency, roadway obstruction, or other emergency, a single access point may impede emergency response and evacuation activities.

Condition

The campground shall provide a minimum of two ingress/egress access points available for emergency and public use. An alternative access arrangement may be approved upon

written determination by the Weber Fire District that the proposed access configuration provides adequate emergency access and evacuation capability.

Condition 2: Acceleration/Deceleration Lane

Finding

The proposed access connects to a heavily traveled state highway. Vehicles entering and exiting the campground, including RVs and vehicles towing trailers, may create turning conflicts and traffic safety concerns.

Condition

A minimum 300-foot acceleration/deceleration lane, or such alternative design as may be approved by UDOT, shall be constructed to serve the campground access point prior to occupancy of the campground and in accordance with UDOT requirements. An alternate improvement may be approved upon written determination by the Utah Department of Transportation that the proposed access configuration provides adequate safe ingress and egress.

Condition 3: UDOT Access Approval

Finding

Safe and legal access to the property is necessary to mitigate traffic-related impacts associated with the campground. Access onto a state highway is regulated by UDOT.

Condition

Prior to issuance of any building permit, the applicant shall submit documentation to the City demonstrating either: (1) issuance of a UDOT access permit for the proposed access; or (2) written confirmation from UDOT that Elroy's Mountain Way provides acceptable and adequate access to serve the proposed campground. This condition shall not delay approval of the Conditional Use Permit but shall be satisfied prior to building permit issuance.

Condition 4: Bear-Resistant Refuse Containers

Finding

Campground operations will generate solid waste that may attract wildlife, including bears and other nuisance animals, creating potential health, safety, and environmental concerns.

Condition

The location of all refuse collection areas shall be identified on the approved site plan. All refuse containers shall be bear-resistant and maintained in accordance with applicable state, county, and solid waste provider requirements. Refuse collection areas shall remain accessible for service vehicles and shall be maintained in a clean and sanitary condition.

Condition 5: Quiet Hours

Finding

Campground activities have the potential to generate noise that may adversely affect neighboring properties and campground occupants during nighttime hours.

Condition

Quiet hours shall be observed between 10:00 p.m. and 7:00 a.m. During quiet hours, amplified sound, outdoor gatherings that create unreasonable noise, and operation of generators shall be prohibited, except in emergency situations. Nothing herein shall preclude enforcement of the City's nuisance ordinances.

Condition 6: Operational Management

Finding

Due to the transient nature of campground occupancy, on-site management and clearly defined operational procedures are necessary to address guest conduct, emergencies, and neighborhood concerns.

Conditions

1. The campground operator shall maintain and enforce written campground rules governing guest conduct, quiet hours, parking, waste disposal, fire safety, and wildlife interactions.

2. A campground manager shall be present on-site when required by the approved management plan, or a 24-hour emergency contact phone number shall be provided and posted in a conspicuous location.
3. The operator shall establish and maintain a complaint response protocol. Complaints received from neighboring property owners, law enforcement agencies, fire officials, or City staff shall be documented and responded to in a timely manner. Records of complaints and responses shall be made available to the City upon reasonable request.

Attachments

- Conditional Use Permit Application
- Site Plan

Ogden Valley City
167 S. 7500 E.
Huntsville, Utah 84317
Ph. (385) 732-1340
www.ogdenvalley.gov

Conditional Use Permit
Application

Name of Applicant: Colson Hayes Date: 8/25/26

Mailing Address: 1152 S 1275 W Clearfield, UT 84015

Telephone: 801-209-8679 Email: campfirefliesbiz@gmail.com

Name of Property Owner or Agent: Colson Hayes

Mailing Address: 1152 S 1275 W Clearfield, UT 84015

Telephone: 801-209-8679 Email: campfirefliesbiz@gmail.com

Description of Request: For our 5 acre Forest Zone property, we're looking to build 16 camp sites for a commercial campground (glamping). It will be Geodesic domes on a deck, with insulation and a mini split. We'll have combination bathroom/shower stalls and a check in building. We are happy and able to comply with all zoning laws, forest campground rules, and overall desires for the ogden valley of maintaining dark skies and natural beauty of the land to the best extent possible. More details are included in our devlopment plan that is included.

Notice Required: Applicant is required to provide with this application the applicable names and addresses of all contiguous properties and those properties across the street from the subject property's frontage, or frontages, in the case of a corner lot for the City to notice the first meeting. The planning commission may also hold a public hearing as may be deemed necessary.

Certification: I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Ogden Valley City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Ogden Valley City Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant Signature: Colson Hayes Date: 8/25/26

Property Owner or Agent Signature: Colson Hayes Date: 8/25/26

Conditional Use Permit Information

A conditional use permit shall be obtained for all uses listed as such under each land use zone regulations. No building permit or license shall be issued for a conditional use until the conditional use is approved by the Ogden Valley City Planning Commission.

Development Plan Required: The applicant shall prepare a site plan of the proposed conditional use, drawn to scale and showing all existing and proposed buildings, fences, landscaping, vehicle parking and loading areas, and such other information as the Planning Commission may require.

Development Plan Submission - Hearing: The development plan shall be submitted to the planning commission at least two weeks before its regularly scheduled meeting. The commission shall, insofar as practical, give notice of the first meeting at which the development plan will be considered to all contiguous properties and those properties across the street from the subject property's frontage, or frontages, in the case of a corner lot. These property owners will be invited to express their reaction to the proposal. The names and addresses of said property owners shall be furnished to the planning commission by the applicant at least two weeks before the meeting at which the development plan shall be first considered. Compliance with this section shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of failure to provide notification as stated in this section. The planning commission may also hold a public hearing as may be deemed necessary.

Application - Determination: A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied. Approval shall consider the following items:

- That the proposed use is necessary or desirable and will contribute to the general well-being of Ogden Valley City;
- That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- That the proposed use will comply with the regulations of this title as may be applicable;
- That the proposed use is in harmony with the intent of the zone in which it is located.
- That the infrastructure will support the new facility.
- In setting conditions, the Planning Commission shall show relationship to the broad area of concern to which each condition applies. These areas include Traffic; Noise; Odor; Pollution; Hours of operation; Design criteria; Lighting; Visual blight; Safety conditions not related to one of these broad areas may not be imposed.

Time Limit: A conditional use permit shall be null and void one year after approval unless substantial work shall have been accomplished towards its completion.

Appeals: Appeals of any decisions of the Planning Commission shall be made to the Administrative Appeals Hearing Officer. Appeals shall be filed in writing with the City Recorder within ten (10) calendar days of the decision of the commission as per provisions of Ogden Valley Municipal Code 2.05.040.

Revocation: A conditional use permit shall be reviewed every two years for compliance with the terms under which it was issued. It may be revoked upon failure to comply with requirements imposed when the permit was originally approved or as thereafter revised.

CAMP FIREFLIES

PERMITTING SET

10622 East Hwy 39
Huntsville, Weber County, Utah

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, walks, slabs, flatwork, light fixtures, flag poles, benches, and buried cables, to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to remain unless otherwise shown.
5. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site Except where noted otherwise.
6. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
7. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
8. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
9. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
10. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
11. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
12. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

GENERAL SITE NOTES:

1. All dimensions are to back of curb and edge of pavement unless otherwise noted.

General Grading Notes:

1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

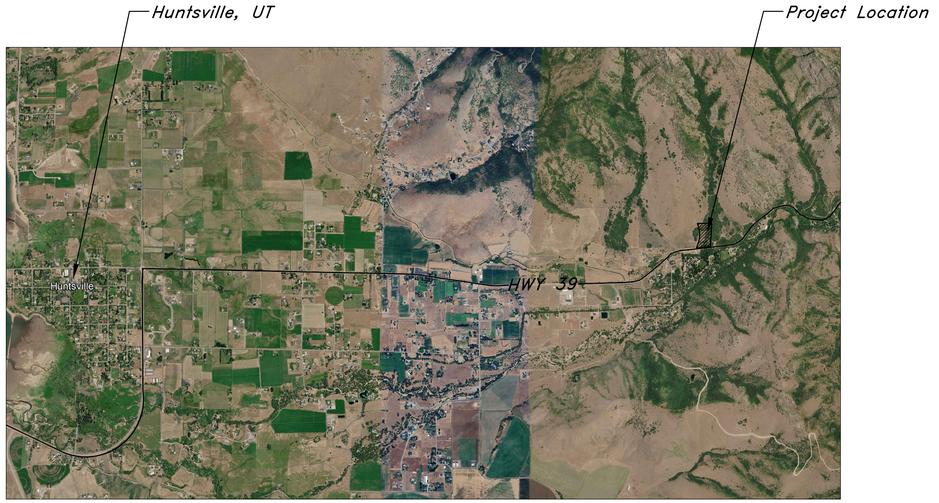
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO OGDEN VALLEY CITY STANDARDS AND SPECIFICATIONS

SHEET INDEX

CIVIL	
C000	COVER SHEET
C100	OVERALL SITE PLAN
C101	ENLARGED SITE PLAN
C102	ENLARGED SITE PLAN



Vicinity Map
Not to Scale

NORTH

PROJECT INFORMATION:

NAME OF PROJECT:	CAMP FIREFLIES
APPLICANT:	CAMP FIREFLIES CO. 1152 S 1275 W CLEARFIELD UT, 84015
PROJECT TYPE:	FOREST CAMPGROUND
PARCEL NUMBER:	211810002
AREA OF SITE:	5.021 ACRES
PROPERTY ZONE:	F5

PARKING SPACES PROVIDED:	24
ADA PARKING SPACES PROVIDED:	1
TOTAL PARKING SPACES PROVIDED:	25

ENGINEER/SURVEYOR:
GREAT BASIN ENGINEERING INC.
CONTACT: PAUL ANDERSON P.E. PRINCIPAL
OFFICE: 801-394-4515
ADDRESS: 5746 SOUTH 1475 EAST SUITE 200 OGDEN, 84403
EMAIL: PAC@GREATBASINENG.COM

LANDSCAPE ARCHITECT:
GREAT BASIN ENGINEERING INC.
CONTACT: JIM ZAUGG - PROJECT MANAGER/LANDSCAPE ARCHITECT
OFFICE: 801-394-4515
ADDRESS: 5746 SOUTH 1475 EAST SUITE 200 OGDEN, 84403
EMAIL: JZAUGG@GREATBASINENG.COM

ELECTRICAL ENGINEER:
RESOLUT
CONTACT: RICHARD WARDLE - PRINCIPAL
OFFICE: 801-530-3148
ADDRESS: 4225 LAKE PARK BOULEVARD SUITE 275 WEST VALLEY CITY, UTAH 84120
EMAIL: RWARDLE@RESOLUTGROUP.COM

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)521-0222
WWW.GREATBASINENG.COM

COVER SHEET

Camp Fireflies
10622 East Hwy 39 Huntsville, Weber County, Utah
A part of the Southwest Quarter of Section 11, T6N. R2E, SLB&M, U.S. Survey

9 SEP 2026

SHEET NO.
C000

26-504 - SITEBASE.DWG

OVB Investments LLC
Parcel# 21-013-0011
3319 BASIN VIEW CIR.
MOUNTAIN GREEN, UT 84056

OVB Investments LLC
Parcel# 21-181-0003
3319 BASIN VIEW CIR.
MOUNTAIN GREEN, UT 84056

20' SIDE SETBACK

FUTURE ROADWAY

Exist. 10' Wide P.U.E. (Rec.)

INTERMITTENT STREAM

200' FROM PROPERTY LINE

MATCHLINE
MATCHLINE

30' FRONT YARD SETBACK

50' STREAM SETBACK

30' REAR SETBACK MAIN BLDG.
10' REAR SETBACK ACCESSORY BLDG.

Leroy's Mtn Way (PUBLIC RIGHT OF WAY)

STREAM/SEPTIC SETBACK

SEPTIC FIELD
100' FROM
STREAM

Exist. 30' Private Waterline Easement (Rec.)

Exist. 10' Wide P.U.E. (Rec.)

Highway 39 (PUBLIC RIGHT OF WAY)

N

Scale: 1" = 60'

60 0 30 60 80 100 120

Graphic Scale

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Overall Site Plan

Camp Fireflies

10622 East Hwy 39 Utah
Huntsville, Weber County,
A part of the Southwest Quarter of Section 11, T6N. R2E,
SLB&M, U.S. Survey

9 SEP 2026

SHEET NO.
C100

26-504 – SITEBASE.DWG

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Enlarged Site Plan

Camp Fireflies

10622 East Hwy 39 Huntsville, Weber County, Utah

A part of the Southwest Quarter of Section 11, T6N. R2E, SLB&M, U.S. Survey

9 SEP 2026

SHEET NO.

C101

26-504 – SITEBASE.DWG

MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
PROPERTY: 1
218,723 sq. ft.
5.021 acres
DRIVEWAY AND PARKING, GRAVEL PAVING
DRIVEWAY AND PARKING, GRAVEL PAVING
DRIVEWAY AND PARKING, GRAVEL PAVING
TRAILER PARKING
21.94'
20.00'
12.00'
12.00'
20.00'
GRAVEL PATHWAY TYP.
GRAVEL PATHWAY TYP.
GRAVEL PATHWAY TYP.
GRAVEL PATHWAY TYP.
GRAVEL PATHWAY TYP.
GRAVEL PATHWAY TYP.
SMALL CAMPSITE
SMALL CAMPSITE
SMALL CAMPSITE
SMALL CAMPSITE
LARGE CAMPSITE
LARGE CAMPSITE
LARGE CAMPSITE
SEWER LINE
FROST FREE HYDRANT
WATER LINE
RV DUMP STATION
SEWER LINE
SEPTIC SYSTEM
RESTROOM
WATER LINE
FROST FREE HYDRANT
WATER LINE
WATER LINE FROM WELL
BRIDGE
BRIDGE
INTERMITTENT STREAM
HOT TUB
SAUNA
COLD PLUNGE
5185
5180
5175
5170
5165
5160
5155
5150
5145
5140
5135

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Enlarged Site Plan

Camp Fireflies

10622 East Hwy 39 Utah
Huntsville Weber County
A part of the Southwest Quarter of Section 11, T6N. R2E, SLB&M, U.S. Survey

9 SEP 2026

SHEET NO.
C102

26-504 – SITEBASE.DWG

Ogden Valley City
Planning Department
(385) 732-1340
planning@ogdenvalleyut.org

Staff Report

Meeting Date: October 27, 2026

Applicant: Morgan Valley Foods, LLC

Re: Rezone request for Parcels #220450007 and #220450051, at approximately 5116 East 2500 North.

Prepared by: Brian Carver, AICP

Requested Action

The applicant requests approval of a Zoning Map Amendment changing the zoning designation of approximately 5.5 acres from Agriculture Valley (AV-3) to Commercial Valley (CV-2).

The applicant states the purpose of the request is to facilitate future commercial development including retail, service commercial, restaurant, and office uses.

Scope of Decision: The Planning Commission's consideration of a zoning map amendment is a legislative action. The Commission should consider the community's adopted General Plan, the suitability of the proposed zoning district, compatibility with surrounding development patterns, infrastructure capacity, transportation considerations, public comments, and the overall public health, safety, and welfare. The Council may approve, deny, or modify the request based upon its legislative judgment concerning the long-term interests of the municipality.

Existing Conditions

Subject Property

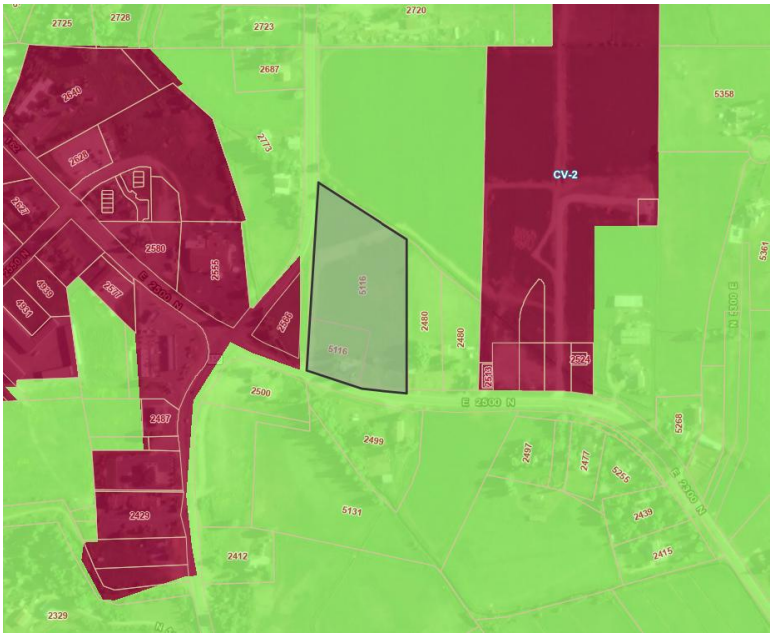
- Approximately 5.5 acres
- Parcel 220450051 is currently occupied by a single family home that is vacant
- Parcel 220450007 is vacant agricultural ground
- Generally flat topography
- Frontage on 2500 North (City road) and SR 158 (State Highway)

- Existing water, power, and gas located onsite



Surrounding Uses

Direction	Existing Zoning	Existing Land Use
North	Agriculture (AV-3)	Agriculture, residential
South	Agriculture (AV-3)	Agricultural, residential
East	Commercial (CV-2)	Commercial, residential
West	Commercial (CV-2)	Commercial



General Plan Analysis

The Commercial Locations and Village Areas map identifies this area as a future village area intended to accommodate retail, service-oriented businesses, employment uses, and highway-oriented development.

Relevant General Plan policies include:

- Encourage commercial development along major transportation corridors.
- Promote economic development opportunities.
- Direct commercial growth to areas with adequate transportation and utility infrastructure.
- Ensure transitions between commercial and residential land uses.

Staff finds the request is generally consistent with applicable General Plan policies.

Zoning Analysis

Existing Agriculture Valley (AV-3) Zone

Purpose:

- Preserve agricultural land and agricultural uses.

- Accommodate low-intensity development.
- Maintain rural character.

Proposed Commercial Valley (CV-2) Zone

Purpose:

- Accommodate highway-oriented commercial activities.
- Promote economic development.
- Provide services to residents and visitors.

The property is located in close proximity to existing commercial zoning and commercial development. The proposed district would expand an existing commercial area rather than create an isolated commercial zoning district.

Infrastructure Review

Transportation

The property fronts two high-volume transportation corridors, one municipal, and one State-owned. The Transportation Master Plan currently under development for the City

Future development would require:

- Access permits
- Traffic circulation review
- Required roadway improvements
- Compliance with municipal engineering standards

A Transportation Impact Study may be required at the development application stage depending on use intensity.

Water

Water service will be reviewed during future site plan approval.

Wastewater

The site is large enough to provide necessary onsite wastewater disposal. The Weber Morgan Health Department will review necessary requirements during future site plan approval.

Stormwater

Storm drainage facilities will be reviewed during future site plan approval.

Public Safety

Police and Fire Departments report no concerns regarding the proposed zoning amendment.

Public Notice

Notice of the public hearing was completed in accordance with municipal code and Utah law.

Notice included:

- Published notice
- Posted notice
- Mailed notice (if required by local ordinance)

Key Issues Raised

Support

- Increased tax base
- Additional commercial services
- Employment opportunities
- Consistency with General Plan

Opposition

- Increased traffic

- Loss of agricultural land
- Potential impacts to nearby residences
- Concerns regarding future commercial activity

Finding

Rezoning decisions are legislative actions. The Planning Commission and City Council should consider long-range planning objectives, General Plan consistency, infrastructure availability, compatibility with surrounding land uses, public comments, and the overall public welfare.

The subject property is situated within an area identified for future commercial growth. Existing commercial zoning already exists immediately to the east and west. While the request would remove agricultural land from production, the property appears positioned to transition into urban uses over time due to adjacent development, transportation access, and available utilities.

Future development proposals would remain subject to additional land use reviews, engineering approvals, building permits, and applicable development standards.

Staff finds that the proposed rezoning of approximately 5.5 acres from Agriculture Valley AV-3 to Commercial Valley (CV-2) may be recommended favorably to the City Council based on the following findings:

1. The property is located along a major arterial roadway and is situated in an area anticipated for future commercial development as identified in the City's General Plan.
2. The General Plan designates the subject property and adjacent areas for "Village Center" or mixed-use growth, and the proposed commercial zoning is consistent with the long-term vision for the area.
3. Agricultural uses in the immediate vicinity have diminished over time, and the surrounding area has experienced increasing commercial and residential development, reducing the property's suitability for long-term agricultural use.

4. The property possesses adequate access to the transportation network, and future commercial development will be subject to site-specific review to ensure compliance with access, circulation, and traffic mitigation requirements.
5. Water, on-site waste water disposal, power, gas, and public safety services are available or can be reasonably extended to serve development permitted under the proposed commercial zoning district.
6. The proposed zoning designation is compatible with existing and planned land uses in the area and would provide an appropriate transition between nearby transportation corridors and adjacent developed properties.
7. Approval of the request would expand opportunities for commercial services, employment and economic development within the community and would further the City's goal of directing commercial growth to planned activity centers and major roadway corridors.
8. Staff finds that the proposed zoning amendment promotes the public health, safety, and welfare and is in the best interest of the City.

Suggested motion language:

Motion for Approval

The Planning Commission/City Council finds that approval of the proposed zoning map amendment is in the public interest based upon the following:

1. The proposed zoning is consistent with the Future Land Use Map and applicable General Plan policies.
2. The property is located adjacent to existing commercial zoning and development.
3. The proposed zoning would promote orderly growth along a major transportation corridor.
4. Adequate public infrastructure exists or can reasonably be extended to serve future development.
5. Future commercial uses will remain subject to site-specific review and development standards.
6. The request supports economic development and expansion of commercial services.

7. The proposed zoning is compatible with the long-term development pattern anticipated for the area.
8. Approval advances the health, safety, and general welfare of the City.

I move that the Planning Commission recommend approval of Zoning Map Amendment ZMA-2026-01 rezoning approximately 5.5 acres from Agriculture Valley (AV-3) to Commercial Valley (CV-2) based upon the findings contained within the staff report.

Motion for Denial

The Planning Commission/City Council finds that denial of the proposed zoning map amendment is appropriate based upon the following:

1. The property remains actively utilized for agricultural purposes.
2. The conversion of agricultural land to commercial zoning is premature.
3. The proposed zoning may create conflicts with nearby agricultural and residential uses.
4. Preservation of agricultural land remains an adopted community objective.
5. The public benefits of the zoning change do not outweigh the impacts identified in the record.
6. The existing Agricultural zoning remains appropriate for the property at this time.
7. Denial better promotes the public health, safety, and welfare.

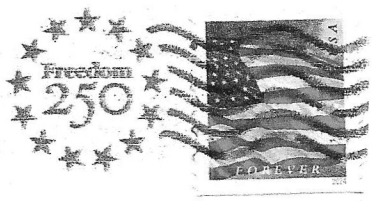
I move that the Planning Commission recommend denial of Zoning Map Amendment ZMA-2026-01 rezoning approximately 5.5 acres from Agriculture Valley (AV-3) to Commercial Valley (CV-2) based upon the findings contained within the staff report.

Attachments

- Zoning Map Amendment Application

GER TERRY
Boynton Rd.
on, UT 84040

SALT LAKE CITY UT 840
28 AUG 2026 PM 3 L



OGDEN VALLEY CITY PLANNING
PO BOX 6
EDEN, UT 84310

BRIAN CARVER

84310-000606

Ogden Valley City
167 S 7500 E
Huntsville, UT 84317
Ph. (385) 732-1340
planning@ogdenvalleyut.org

Amendment
Application

Name of Applicant: MORGAN VALLEY FOODS, LLC Date: AUG 26, 2026

Address: 156 BOYNTON RD. LAYTON, UTAH City, State, Zip: 84040

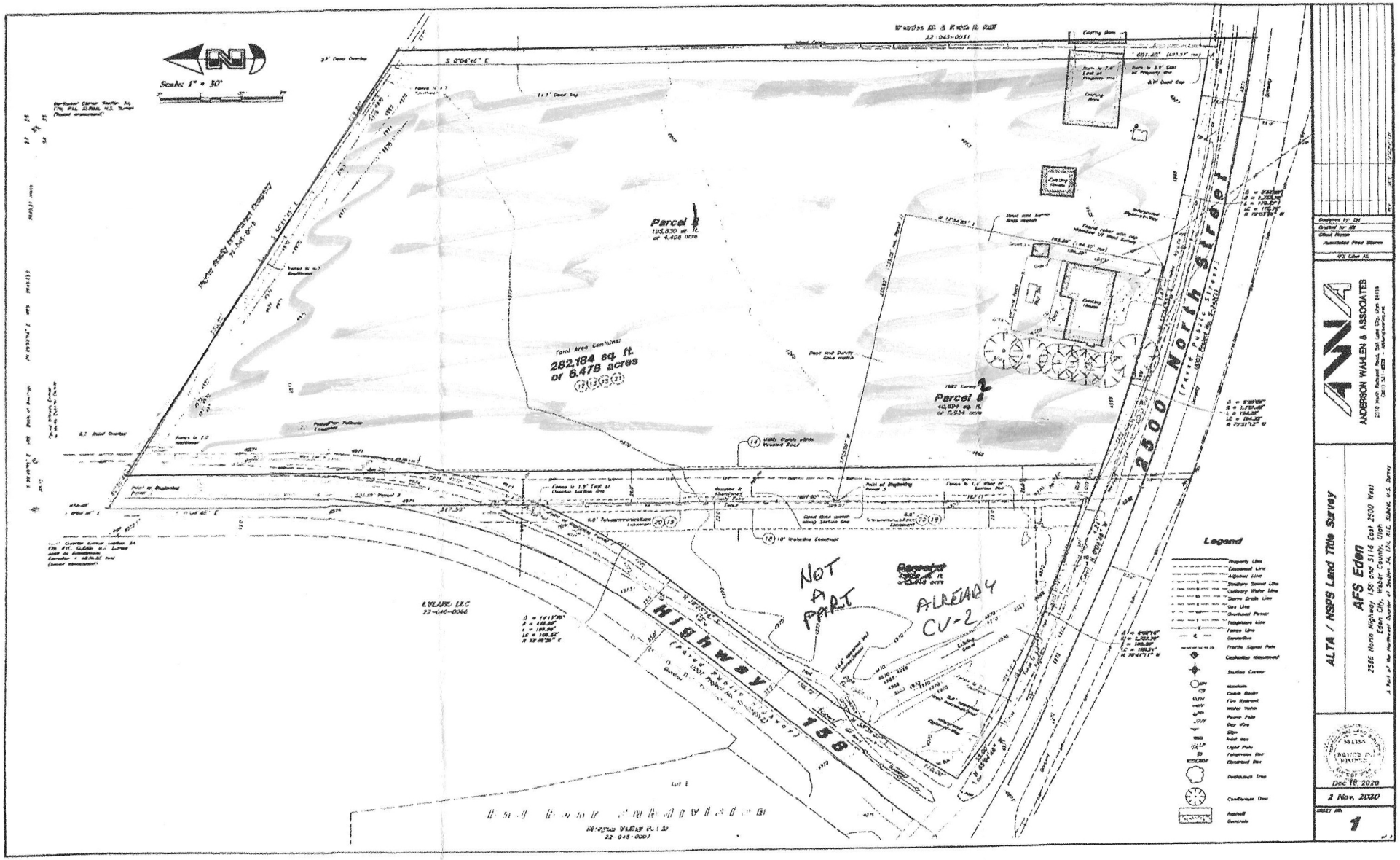
Telephone: 801-388-7840 Email: SOLEAGENT68@GMAIL.COM

Description of Request: AS PROPERTY OWNERS, MORGAN VALLEY FOODS LLC, IS APPLYING TO HAVE A ZONING AMENDMENT ON TWO PARCELS OF PROPERTY IN OGDEN VALLEY CITY. PARCEL 1 4.365 ACRES TAX ID 22-045-0007; PARCEL 2 0.938 ACRES TAX ID 22-045-0051 THE CURRENT ZONING IS AV-3 AND WE ARE APPLYING FOR A ZONING AMMENDMENT TO COMMERCIAL ZONING CV-2. THIS WILL FACILITATE CONSTRUCTION OF A LARGER, MORE MODERN MARKET. THESE 2 PARCELS ARE LOCATED NEXT TO OTHER PROPERTY CURRENTLY ZONED CV-2, AND IS LOCATED IN VERY CLOSE PROXIMITY TO THE 4 WAY STOP AND OTHER COMMERCIAL ENITIES IN OGDEN VALLEY CITY.

102-5-6. The ordinance codified in this title, including zoning maps, may be amended from time to time by the City Council after ten days' notice and public hearing. A public hearing must be held by the Planning Commission. All proposed amendments shall first be recommended by the Planning Commission or shall be submitted to the Planning Commission for its recommendation which shall be returned to the City Council for its consideration within thirty days. Submissions to each of these agencies shall be made a minimum of three weeks prior to the next regularly scheduled meetings. Failure of the Planning Commission to submit its recommendation within the prescribed time shall be deemed approval by such commission of the proposed change or amendment. The City Council may overrule the Planning Commission's recommendations by a majority vote of its members. Zoning changes initiated by residents in the area proposed for rezoning must be supported by a petition signed by seventy-five percent of the property owners in the area proposed for change. Said petition shall include information as to why the resident(s) want(s) to change the zoning ordinance or the zoning map and clearly identify the differences between the current code or zone and the proposed code or zone, especially the differences between permitted uses, permitted accessory uses, and conditional uses. Residents applying for a rezone shall first pay a nonrefundable filing fee to Ogden Valley City. Rezoning applications are discretionary legislative decisions.

Applicant Certification: I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Ogden Valley City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Ogden Valley City Code and that items and/or checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I also agree to allow appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant Signature: Roger D. Terry GENERAL PARTNER Date: AUG 26, 2026


Scale: 1" = 30'
Parcel 1
195,630 sq. ft.
or 4.491 acres
Total Area Contained:
282,184 sq. ft.
or 6.478 acres
Parcel 2
40,624 sq. ft.
or 0.934 acres
2500 North Street
Highway 158
NOT A PART
ALREADY CU-2
Legend
Property Line
Easement Line
Adjoiner Line
Boundary Survey Line
Culinary Water Line
Storm Drain Line
Gas Line
Overhead Power
Telephone Line
Fence Line
Centerline
Traffic Signal Pole
Centerline Monument
Section Corner
Manhole
Cable Riser
Fire Hydrant
Water Valve
Power Pole
Guy Wire
Sign
Mail Box
Light Pole
Telephone Box
Electrical Box
Deciduous Tree
Coniferous Tree
Asphalt
Concrete
ANDERSON WAHLEN & ASSOCIATES
ALTA / NSPS Land Title Survey
AFS Eden
2565 North Highway 158 and 5114 East 2500 West
Eden City, Weber County, Utah
Dec 18, 2020
2 Nov, 2020
SHEET NO.
1

Ogden Valley City
Planning Department
(385) 732-1340
planning@ogdenvalleyut.org

Staff Report

Meeting Date: October 27, 2026

Applicant: Alisha Lower

Re: Rezone request for Parcel #200030009, at approximately 4900 East 1500 North.

Prepared by: Brian Carver, AICP

Requested Action

The applicant requests approval of a Zoning Map Amendment changing the zoning designation of approximately 5 acres from Forest Valley (FV-3) to Agriculture Valley (AV-3).

The applicant states the purpose of the request is to preserve agricultural uses of the property.

Scope of Decision: The Planning Commission's consideration of a zoning map amendment is a legislative action. The Commission should consider the community's adopted General Plan, the suitability of the proposed zoning district, compatibility with surrounding development patterns, infrastructure capacity, transportation considerations, public comments, and the overall public health, safety, and welfare. The Council may approve, deny, or modify the request based upon its legislative judgment concerning the long-term interests of the municipality.

Existing Conditions

Subject Property

- Approximately 5 acres
- Parcel 220030009 is vacant hillside ground
- Sloped, hillside topography
- No frontage on public roads
- Existing water, power, and gas located on adjacent properties



Surrounding Uses

Direction	Existing Zoning	Existing Land Use
North	Forest Valley (FV-3)	Residential
South	Forest Valley (FV-3)	Residential
East	Forest Valley (FV-3)	Residential
West	Forest Valley (FV-3)	Residential



General Plan Analysis

The General Plan identifies the area as an area of low-density residential uses, with the intent to preserve the forested hillside.

Relevant goals and policies include:

- Preserve productive agricultural lands where practical.
- Support continuation of agricultural operations.
- Encourage transitions to urban development only where appropriate infrastructure and growth patterns exist.
- Minimize conflicts between agricultural and urban uses.
- Maintain rural character and natural spaces in designated preservation areas.

Staff finds that the proposed Agricultural zoning appears generally consistent with the preservation objectives identified within the General Plan.

Zoning Analysis

Existing Forest Valley (FV-3) Zone

Purpose**:**

- Accommodate single-family residential development.
- Provide low-density residential neighborhoods.
- Support orderly residential growth.

The R-1 district permits residential subdivision and residential development at low densities.

Proposed Agriculture Valley (AV-3) Zone

Purpose**:**

- Preserve agricultural land and agricultural activities
- Protect farming operations from land use conflicts
- Maintain open space and rural character
- Accommodate agricultural buildings and agricultural uses

The district generally requires larger lot sizes and limits the range and intensity of urban development.

Below is a simplified comparison of the principal land use differences between the proposed Chapter 104-14 Forest Valley Zone (FV-3) and Chapter 104-2 AV3 (Agricultural Zone AV-3). Uses that are permitted in both zones are omitted unless there is a significant difference in treatment.

Land Use	**FV-3 Forest Valley**	**AV-3 Agricultural**
Primary Zone Purpose	Low-density residential development in a forest setting	Active agricultural operations are the preferred use
Single-Family Dwelling	Permitted	Permitted

Two-Family Dwelling	Not listed	Permitted with development unit limitations
Agricultural Operations	Permitted	Preferred use and broadly protected
Community-Oriented Agriculture (community gardens, you-pick, rental rows)	Not listed	Permitted
Agricultural Experiment Station	Not listed	Permitted
Aquaculture	Not listed	Permitted
Cannabis Production	Not listed	Conditional Use Permit (CUP)
Farm Educational Activities	Not listed as separate use	Permitted
Small Farm Events	Permitted (up to 75 participants, 4/month)	Permitted (up to 50 attendees, 12/year)
Agricultural Produce Sales	Permitted through special regulations	Explicitly permitted
On-Farm Processing	Not specifically listed	Permitted

Custom Meat Processing	Not listed	Conditional Use Permit
On-Farm Worker Housing	Not listed	Permitted
On-Farm Renewable Energy Systems	Not listed	Permitted
On-Farm Equipment Repair/Fabrication	Not listed	Permitted
On-Farm Aggregation & Distribution Hub	Not listed	Permitted accessory use
Animal Feeding Operations	Not listed	Permitted; large CAFOs prohibited
Apiary	Not listed	Permitted
Aviary	Not listed	Permitted
Dairy Farm and Milk Processing	Not listed	Permitted
Dog Kennels/Breeding/Training	Not listed	Permitted subject to standards
Equestrian Training/Breeding Facilities	Not listed	Permitted
Turf Horse Jumping Course	Not listed	Permitted
Bed & Breakfast Dwelling	Permitted	Not listed

Bed & Breakfast Inn	Conditional Use Permit	Not listed
Recreation Lodge	Conditional Use Permit	Not listed
Private Park/Playground/Recreation Area	Conditional Use Permit	Not listed
Educational Institution	Conditional Use Permit	Public and private schools permitted outright
Agri-tourism	Permitted	Conditional Use Permit
Child Care	Small family care permitted; larger facilities require CUP	Child care requires CUP
Cemetery	Not listed	Permitted
Animal Hospital/Veterinary Clinic	Not listed	Permitted
Public Utility Substation	Permitted	Conditional Use Permit
Radio/TV Tower	Not listed	Conditional Use Permit
Small Wind Energy System	Not listed	Conditional Use Permit

Infrastructure Review

Transportation

The property currently generates minimal traffic associated with agricultural activity.

Agricultural zoning is expected to generate fewer vehicle trips than residential subdivision and development permitted under the existing FV-3 zoning designation.

Water

No agricultural water rights or irrigation facilities currently serve the property.

Culinary water service or private well service may be available for permitted uses.

Wastewater

Agricultural uses would not increase demand for wastewater treatment capacity.

Stormwater

Existing conditions generally result in minimum impervious surface coverage.

Public Safety

Neither existing nor proposed uses are anticipated to create additional demand on municipal services.

Public Notice

Notice of the public hearing was completed in accordance with municipal code and Utah law.

Notice included:

- Published notice
- Posted notice
- Mailed notice (if required by local ordinance)

Finding

Rezoning decisions are legislative actions. The Planning Commission and City Council should consider long-range planning objectives, General Plan consistency, infrastructure availability, compatibility with surrounding land uses, public comments, and the overall public welfare.

The proposed zoning amendment would reduce the development intensity currently allowed under the Residential district.

Unlike many rezoning requests that increase development potential, this application seeks to limit future residential development opportunities and preserve agricultural use.

The Planning Commission and City Council should evaluate:

- Consistency with General Plan policies.
- Existing land use patterns.
- Long-term growth objectives.
- Agricultural preservation goals.
- Potential effects on adjacent neighborhoods.
- Public comments received during the review process.

Because rezoning is a legislative action, decision-makers may weigh broader policy considerations and are not limited solely to technical compliance standards.

Findings Supporting Approval

Staff finds that approval may be justified based upon the following findings:

1. The proposed Agricultural zoning is generally consistent with the Rural Residential and Agricultural Preservation objectives contained within the General Plan.
2. The property has historically functioned as agricultural land and continues to support agricultural activities.
3. The proposed zoning will help preserve productive agricultural land and maintain open space within the community.
4. Agricultural zoning is compatible with adjacent properties and supports continuation of farming operations.
5. The request would reduce the development intensity otherwise permitted under the existing Forest Valley zoning designation.

6. The proposed zoning promotes agricultural viability and may reduce future pressure for urban expansion.
7. Preservation of agricultural land furthers community objectives related to rural character and resource conservation.
8. Approval serves the public health, safety, and welfare and is in the long-term interest of the municipality.

Findings Supporting Denial

Staff finds that denial may be justified based upon the following findings:

1. The property is located within an area planned for eventual residential growth and urban development.
2. Conversion from Forest Valley zoning to Agriculture Valley zoning may conflict with the City's long-term housing and growth objectives.
3. Adjacent residential neighborhoods may experience increased land use conflicts associated with farming activities.
4. The existing Forest Valley zoning is consistent with available public infrastructure and municipal investment in urban services.
5. Agriculture Valley zoning may reduce opportunities for housing development needed to accommodate future population growth.
6. The requested zoning may create an isolated agricultural district surrounded by developing residential neighborhoods.
7. Retention of the existing Forest Valley zoning better supports the City's future development strategy.
8. Denial better serves the long-term public interest and general welfare.

Suggested motion language:

Motion for Approval

I move that the Planning Commission recommend denial of Zoning Map Amendment ZMA-2026-02, rezoning approximately 5 acres from Forest Valley (FV-3) to Agriculture Valley (AV-3), based upon the findings contained within the staff report.

Motion for Denial

I move that the Planning Commission recommend denial of Zoning Map Amendment ZMA-2026-02, rezoning approximately 5 acres from Forest Valley (FV-3) to Agriculture Valley (AV-3), based upon the findings contained within the staff report.

Attachments

- Zoning Map Amendment Application

Ogden Valley City Planning Department
167 S 7500 E Huntsville, Utah 84317 Phone:
385-732-1340

REZONE REQUEST

Property Address: Part of the south 1/2 of section 3, township 6 nortl Parcel ID Number: 20-003-0009

Size (In Acres): 5 acres Current Land Use: Agriculture

Current Zoning: Residential land non primary Requested Zoning: Agriculture land

Reason & Justification for Proposed Rezone:

Unirrigated dry land, hillside, meadow, non-residential nor will every will become residential in the current owndership. We own bordering property and want to protect and maintain the land use and open space surrounding. Access to the property would continue to be provided through the existing private lane. This change serves the public interest by limiting development and providing opportunities for agricultural activities.

Property Owner: Eden Slopes LLC

Mailing Address: 2481 E 8300 S South Weber, UT 84405

Phone Number: 801-808-0577 Email: lishhami@comcast.net

Authorized Agent: Ryan & Alisha Lower Primary Contact:

Mailing Address: Same

Phone Number: Same Email: ryanlower@comcast.net

APPLICANT CERTIFICATION

I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Ogden Valley City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Ogden Valley City Zoning Ordinance and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this ordinance, I also agree to allow the City Staff, Planning Commission, or City Council or appointed agents of the City to enter the subject property to make any necessary inspections thereof.

Property Owner 7/02/2026 Date

THE FOLLOWING DOCUMENTS MUST ACCOMPANY THIS APPLICATION

1. Property map in PDF Format showing the area to be rezoned, ownership and zoning classification of abutting areas.
2. Legal Description of property.

Applications are reviewed in the order they are received. Initial staff reviews take approximately 10-12 business days. Once the initial review has been completed, a memo will be sent to the applicant outlining corrections that need to be made or next steps. Resubmittals are usually reviewed more quickly. Once staff determines the application meets code, it will be placed on the next available

meeting agenda for review. It is not possible to expedite the review, so please allow enough time in your schedule for the process to be completed.

FEES

Application Fee $750

TO SUBMIT YOUR APPLICATION, please email the completed application form and required documentation listed above to planning@ogdenvalleycity.org. Once your application is received by the city, you will be emailed an invoice for the application fees. You must pay the fees before your application can be reviewed.

TO PAY THE FEE

1. Pay in person at the Huntsville Public Works Building, 167 S 7500 E, Huntsville, Utah 84317.
2. Mail a check to Ogden Valley City, P.O. Box 6, Eden, Utah 84310.

Ogden Valley City
Planning Department
(385) 732-1340
planning@ogdenvalleyut.org

Staff Report

Meeting Date: October 27, 2026

Applicant: Vicki Peterson

Re: Rezone request for a portion of Parcel #210310013, at approximately 7345 E 900 S.

Prepared by: Brian Carver, AICP

Requested Action

The applicant requests approval of a Zoning Map Amendment changing the zoning designation of approximately 2.3 acres from Residential Manufactured Housing RMH-1-6 to Commercial Valley Recreation Resort CVR-1.

The applicant states the purpose of the request is to allow for greater commercial development potential.

Scope of Decision: The Planning Commission's consideration of a zoning map amendment is a legislative action. The Commission should consider the community's adopted General Plan, the suitability of the proposed zoning district, compatibility with surrounding development patterns, infrastructure capacity, transportation considerations, public comments, and the overall public health, safety, and welfare. The Council may approve, deny, or modify the request based upon its legislative judgment concerning the long-term interests of the municipality.

Existing Conditions

Subject Property

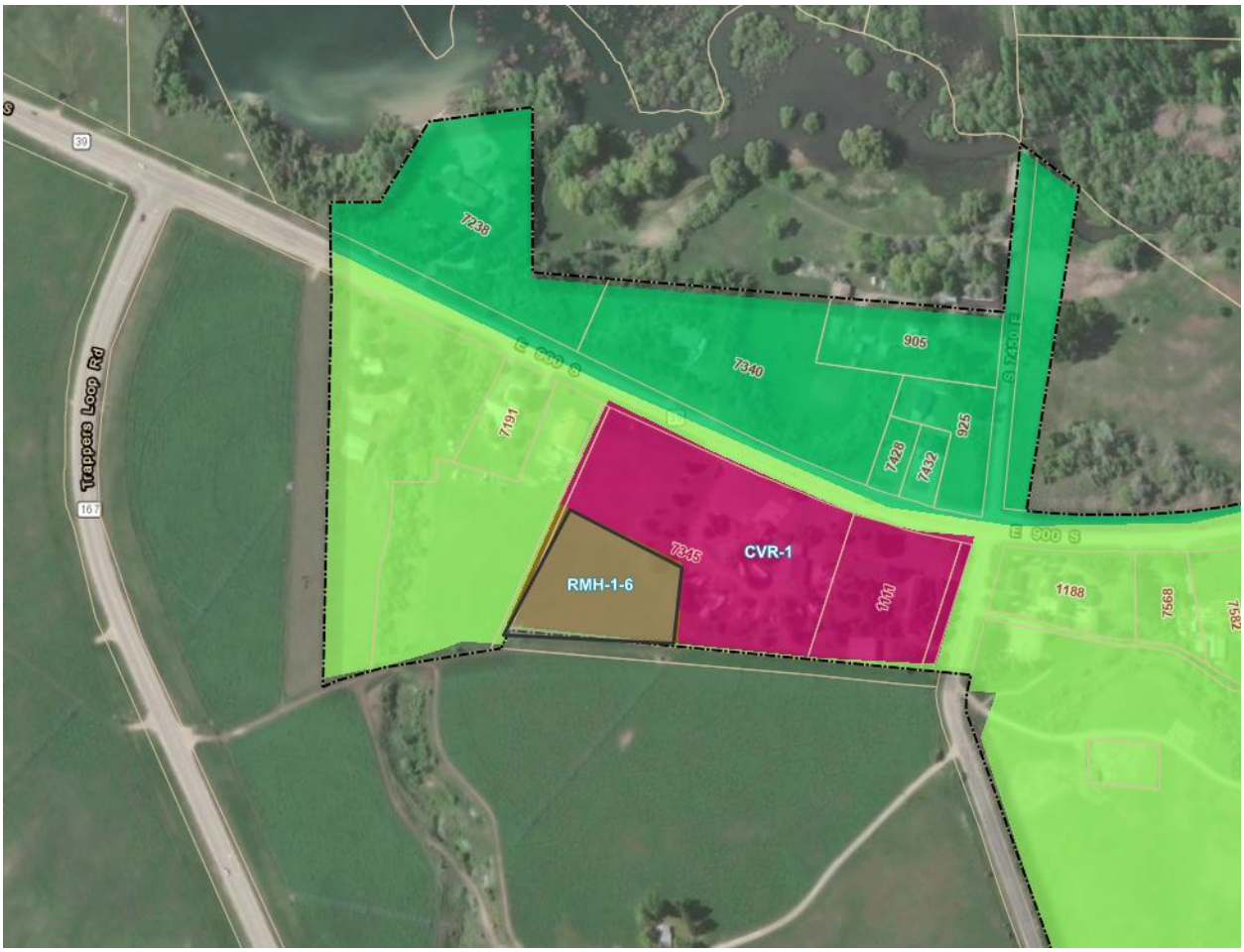
- Approximately 2.3 acres
- Parcel 210310013 is vacant
- Generally flat topography
- No frontage on public roads
- Existing water, power, and gas located onsite



Surrounding Uses

Direction	Existing Zoning	Existing Land Use
North	Shoreline (S-1)	Residential
South	Weber County Destination Resort Recreation (DRR-1)	Agricultural
East	Commercial Resort Recreation (CVR-1)	Commercial

West	Agriculture Valley (AV-3)	Agricultural



General Plan Analysis

Relevant General Plan objectives may include:

Supporting the Request

- Promote tourism and economic development.
- Encourage recreational amenities.
- Concentrate resort activities in designated areas.
- Expand transient and recreational residential lodging opportunities.

Opposing the Request

- Protect housing inventory.
- Maintain residential land supply.
- Preserve affordable housing opportunities.
- Encourage balanced community growth.

The Commission should evaluate which General Plan goals are most directly applicable to the subject property.

Zoning Analysis

Land Use Comparison

Land Use	RMH-1-6 Residential Manufactured Home	CVR-1 Commercial Valley Resort Recreation
Manufactured Homes	Permitted in approved manufactured home subdivisions	Not permitted
Manufactured Home Subdivision	Conditional Use Permit	Not permitted
Permanent Residential Neighborhood	Primary purpose of zone	Not primary purpose; residential allowed only within resort development formats
Dwelling Units	Manufactured homes only	Dwelling units permitted as part of recreation resort development and master-planned developments

Condominium Rental Apartments	Not permitted	Permitted
Timeshare Condominiums	Not permitted	Permitted
Lockout Rooms	Not permitted	Permitted
Short-Term Rentals	Not permitted	Permitted
Bed & Breakfast Inn	Not permitted	Permitted
Bed & Breakfast Hotel	Not permitted	Permitted
Recreation Resort Complex	Not permitted	Permitted
Conference / Education Center	Not permitted	Permitted
Reception / Banquet Facility	Not permitted	Permitted
Restaurants	Not permitted	Permitted
Retail Shops	Not permitted	Permitted (gift shops, sporting goods, boutiques, bookstores, grocery, florist, etc.)
Recreation Amenities	Limited to neighborhood accessory uses	Extensive recreation-oriented uses permitted

Public Parks	Not specifically listed	Permitted
Swimming Pools	Not specifically listed	Permitted
Horse Rentals	Not permitted	Permitted
Ski/Snowmobile/Bicycle Rentals	Not permitted	Permitted
Public Utility Substation	Conditional Use	Conditional Use

RMH-1-6 Residential Manufactured Housing

Purpose:

- Provide affordable housing opportunities.
- Accommodate manufactured housing developments.
- Expand housing supply options.
- Support permanent residential occupancy.

Residential density is generally established through minimum lot area requirements and development standards.

Proposed CVR-1 Commercial Valley Recreation Resort

Purpose:

- Promote tourism-related economic activity.
- Accommodate lodging and resort development.

- Support recreational commercial uses.
- Provide visitor-serving amenities and services.

Development intensity is generally governed through site design standards, building height limitations, parking requirements, and resort master planning.

Estimated Density Impact

RMH-1-6 Residential Density

The RMH-1-6 district establishes:

- Minimum subdivision size: 4 acres, however this lot would be treated as a legal, non-conforming lot with development rights for units calculated below
- Minimum lot size: 6,000 square feet interior lots
- Minimum lot size: 7,000 square feet corner lots

Using the minimum 6,000-square-foot lot standard:

- 1 acre = 43,560 square feet
- Maximum theoretical density ≈ 7.26 lots/acre
- Actual subdivision density after roads, drainage, open space, and common areas is typically closer to 4.5-6 dwelling units/acre.

Example on 2.4 Acres

Calculation	**Estimate**
Theoretical Maximum	~17 lots
Realistic Development Yield	~11-15 manufactured home lots

These units would be permanent residential dwellings occupied year-round.

CVR-1 Residential Density

CVR-1 does not establish a traditional dwelling-units-per-acre standard.

Instead, residential intensity is tied to resort development standards:

- Dwelling units may be included in recreation resort developments.
- Condominium rental apartments are permitted.
- Timeshare condominiums are permitted.
- Lockout rooms are permitted.
- Short-term rentals are permitted.
- Multiple uses may occur in the same building.
- At least 20% of the project's gross building square footage must be commercial.
- At least 50% of ground-floor area must be commercial/service space.

The ordinance allows:

- Integrated resort lodging
- Mixed-use residential/commercial projects
- Hotel-style accommodations
- Vacation-oriented residential units

Example

Condominium rental apartment dwelling or other overnight lodging use:	7,500 square feet of overall net developable area, as defined in Section 101-2-21-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Dwelling unit, if approved as part of a Master Planned Development agreement:	7,500 square feet of overall net developable area, as defined in Section 101-2-21-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Lockout sleeping room:	500 square feet of overall net developable area.

The CVR-1 district establishes:

- No minimum lot size
- Net developable area must exceed 7,500 square feet, plus 2,000 square feet for each additional dwelling unit

Using the minimum 2,000-square-foot lot standard:

- 1 acre = 43,560 square feet
- Maximum square footage of site = 100,188 square feet
- First unit at 7,500 square feet leaves 92,688 square feet remaining
- Additional units allowed per 2,000 square feet: 92,688 / 2,000 = 46
- This calculation does not include area subtracted from the development, including setbacks, parking, open space requirements, and other factors

As a result, residential occupancy of CVR-1 may exceed RMH-1-6 in terms of overnight units from a maximum of 15 to a maximum of 46, for a net gain of 31 units. This difference is likely much smaller due to site development requirements of CVR-1 properties that would reduce the net developable acreage.

Infrastructure Review

Roads and Traffic

Potential impacts include:

- Increased seasonal traffic.
- Peak visitor traffic.
- Reduced commuter traffic compared to residential development.
- Potential need for access improvements.

Water and Sewer

The site is currently not served by sewer. Existing uses are served by on site septic, but more intense development may require alternative waste water treatment systems.

Stormwater

Storm drainage facilities will be reviewed during future site plan approval.

Public Safety

Resort uses may generate:

- Increased emergency service calls.
- Seasonal population fluctuations.
- Greater demand for visitor safety services.

Public Notice

Notice of the public hearing was completed in accordance with municipal code and Utah law.

Notice included:

- Published notice
- Posted notice
- Mailed notice (if required by local ordinance)

Finding

Staff finds approval may be justified based on the following findings:

1. The proposed CVR-1 zoning is consistent with areas designated for tourism, recreation, or resort-oriented development.
2. The property's location adjacent to recreational amenities makes it well suited for visitor-serving commercial uses.
3. The proposal may generate employment opportunities, sales tax revenue, and economic activity.
4. Existing transportation and utility infrastructure can reasonably support future resort development.
5. The proposal expands lodging and recreational opportunities that advance economic development goals.
6. The request is compatible with nearby commercial and resort-oriented land uses.

7. The proposal promotes efficient use of land intended for visitor-oriented activities.
8. Approval serves the public health, safety, and welfare.

Staff finds denial may be justified based on the following findings:

1. The property is currently designated to support residential housing opportunities.
2. Approval would substantially reduce land available for permanent housing.
3. The municipality faces ongoing demand for housing and affordable housing options.
4. Existing RMH-1-6 zoning supports residential development goals identified by the City.
5. The economic benefits associated with tourism do not outweigh the loss of residential housing potential.
6. Additional visitor traffic may impact nearby residential neighborhoods.
7. Retention of residential zoning better supports long-term community housing needs.
8. Denial serves the public health, safety, and welfare.

Suggested motion language:

Motion for Approval

I move that the Planning Commission recommend approval of Zoning Map Amendment ZMA-2026-03 rezoning approximately 2.3 acres from RMH-1-6 to CVR-1 based upon the findings contained within the staff report.

Motion for Denial

I move that the Planning Commission recommend denial of Zoning Map Amendment ZMA-2026-03 rezoning approximately 2.3 acres from RMH-1-6 to CVR-1 based upon the findings contained within the staff report.

Attachments

- Zoning Map Amendment Application

Ogden Valley City
167 S 7500 E
Huntsville, UT 84317
Ph. (385) 732-1340
planning@ogdenvalley.gov

Amendment
Application

Name of Applicant: Vicki Petersen/Carol Petersen Date: Oct. 7, 2026

Address: 7345 E 900 S, Huntsville, Utah City, State, Zip: 84317

Telephone: 801-791-0050 Email: jacksonforkinn@hotmail.com

Description of Request: zoning change RMH-1-6 on parcel 21-0310013 to CVR-1. I do not know when or how this Portion of land was changed, but would like to make the parcel complete by changing it back to zoning CVR-1 which is What the rest of the parcel is zoned.

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

16703

Chris' Restaurant, LLC
05-1995
7345 E 900 S
Huntsville, Utah 84317
801-745-3542

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1-800-974-8800
zionsbank.com
31-5/1240

Oct 8, 2026

PAY TO THE ORDER OF Ogden Valley City $ 1,000 00

One Thousand & no/100 DOLLARS

Security features. Details on back.

MEMO

AUTHORIZED SIGNATURE

⑈00016703⑈ ⑆124000054⑆ 06700335 0⑈

seventy-five percent of the property owners in the area proposed for change. Said petition shall include information as to why the resident(s) want(s) to change the zoning ordinance or the zoning map and clearly identify the differences between the current code or zone and the proposed code or zone, especially the differences between permitted uses, permitted accessory uses, and conditional uses. Residents applying for a rezone shall first pay a nonrefundable filing fee to Ogden Valley City. Rezoning applications are discretionary legislative decisions.

Applicant Certification: I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Ogden Valley City may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Ogden Valley City Code and that items and/or checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I also agree to allow appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant Signature: Vicki Petersen Date: 10-7-2026