WEBER COUNTY

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION
WORK SESSION

MEETING AGENDA
Tuesday, October 1, 2013
5:00 p.m.

1. **Ogden Valley Charrette Topics**

2. **Adjourn**

The meeting will be held in the Weber Center, County Commission Chambers 1st Floor, 2380 Washington Blvd., Ogden, Utah.
No pre-meeting will be held

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Weber County Planning Division

Date: September 23, 2013

To: Ogden Valley Planning Commission

From: Robert O. Scott, AICP
Planning Director

Subject: Ogden Valley Charrette Topics

Commissioners, Staff is working on a contract with Utah State University to identify the work program for the proposed design charrette. One of the key components of the project is to identify study topics to be addressed by the students. Attached you will find a draft list for the Planning Commission to begin massaging those topics the Commission finds important in the Charrette study.

At the joint work session with the County Commission the Staff report contained a list of accomplishments in implementing the Ogden Valley General Plan. Professor Bell has also provided a tentative list of potential topics and so has Chair Hollist.

The attached list is a combination of the Plan categories, Professor Bell's comments, Chair Hollist's comments along with some Staff suggestions. The attachment lists 10 categories and underneath each category is the list of Plan accomplishments, Professor Bell's comments, and then Chair Hollist's comments with some Staff additions.

Staff is recommending that the Ogden Valley Planning Commission review this list and be prepared to provide input so that this list can be incorporated into the contract with Utah State.

Ogden Valley Charrette Topics

- Overall Vision / Community Values
  - To discover potential and future opportunities (visions) for the Ogden Valley Region including but not limited to (see Note above):
  - What makes the Ogden Valley unique and special?
  - What makes each community unique and special?
  - Ogden Valley history – what is being lost and what actions should be taken to maintain and utilize this history?
  - Community and Valley entries and entry corridors - what should they be?
  - Property Ownership and Property Rights
  - Reflecting local history and heritage, Pineview Reservoir, mountains, and ski destinations.
  - What is the importance of design standards?
- Village Centers
  - What & where are Ogden Valley's activity "center(s)"?
  - What are the potential village center, e.g., Liberty, Huntsville, Eden, Old Eden, Highway 39. What is there potential for becoming a viable village center?
  - East Eden (Carlos' and Harley's, Eden Park, Elementary School, and Vicinity) Reflecting local history and heritage, Pineview Reservoir, mountains, and ski destinations.
  - West Eden (Maverick, Valley Market, Middle School, and Vicinity) Reflecting local history and heritage, Pineview Reservoir, mountains, and ski destinations.
  - Liberty (Three-Way Stop, Liberty Park, Rodeo Grounds, and Vicinity)
  - Reflecting local history and heritage, Pineview Reservoir, mountains, and ski destinations.
  - What are the limiting factors for each village center? What infrastructure is in place to support additional density? What amount is needed to expand density?
  - Provide description / images of a variety of village centers based on units per acre.
  - Provide design options for each village center.
- Economics / Employment Centers
  - Employment centers - what and where?
  - Limit growth/Plan for growth/Market for growth
  - Resorts - what contributions do they make and what relationship should they have to the valley and the communities?
- Air Quality and Water Resources
  - Drinking water source protection ordinance
  - Sanitary Sewer Study

- Pineview Reservoir, what role does it play, and what role should it play in visions of the future?
- What is the capacity of the existing water resources available for development in Ogden Valley?
- If existing water resources will not support the projected future development are additional water resources available and if available what is the cost to develop them?
- What requirements / standards are in place regarding water and sewer in order to enable development?
- Identify water suppliers in Ogden Valley, their service areas, and any capacity for expanded service.
- Collect data from Weber Basin Water Conservancy District on existing water rights, the amount that have been developed, and those that have not developed.

- Protect Open Space and Sensitive Lands (Environment)
  - Ogden Valley Sensitive Lands overlay
  - Cluster subdivision ordinance
  - Natural Hazards Overlay District
  - Ogden Valley Lighting / Dark Sky ordinance
  - Destination and Recreation Resort zone (TDR component)
  - The Ogden Valley landscape – what is it? and what should we save?
  - The seasons - how do they affect the valley? What future actions might be better?
  - Urban & rural open space, parks and trails
  - Conservation Easements - Where and how?
  - Cluster Development, how, where and examples?
  - Wildlife Habitat/Conservation
  - Preserving open space, rural/ranch atmosphere and heritage, wildlife, natural vegetation, and consolidating growth in designated areas consistent with property ownership and rights. (PDR's, TDR's, Conservation Land Trusts, Conservation Easements, Zoning, Cluster Subdivisions, Form Based Zoning, and other development management tools)
  - Climate, Seasons, Climate Change, Water, and their effect on Ogden Valley.
  - What options should be considered to put in the open space tool box, e.g., TDR, PDR, Bond, etc.?
- Maintain the Valley's Rural Atmosphere and Rural Lifestyle
  - Agri-tourism ordinance
  - Architectural, Landscape, and Screening ordinance
  - Ogden Valley Sign ordinance
  - Impact fee ordinances for trails, roads, storm drains, etc.
  - Ranching - can it still be a part of the valley economy?
- Transportation
  - Amended transportation plan and map
  - Ogden Valley Pathway Plan, Map, and ordinance
  - Where should trails, open space & connections to centers be located?
  - Traffic and circulation

- Connecting Roads (Intersection to East Eden, Intersection to West Eden, East Eden to West Eden, East Eden to Huntsville, West Eden to Wolf Creek, Wolf Creek to Powder Mountain, and West Eden to Liberty)
- Ogden Valley Entry and Exit Corridors (Trappers Loop, Ogden Canyon, and North Ogden Divide)
- Trail Designation, Mapping, Marking, Interconnections, and Interface with North Fork Park Trails. (Ogden Valley Trails Master Plan and Map)

- Neighborhoods and Housing
  - Analyze the Moderate Income Housing Plan for Ogden Valley
  - What are the existing issues for housing and neighborhoods in Ogden Valley?
- Recreation
  - Park Promised and Funded By Snow Basin Ski Resort
  - What are the public recreation needs for Ogden Valley? How can those needs be met and who should meet those needs?
- Other Ordinances
  - Board of Adjustment amendments to bring into compliance with state law
  - Temporary Sign ordinances
  - Are There Development Guidelines & criteria that should be Imposed within the valley?
  - What Development Guidelines and Criteria that should be imposed on Ogden Valley.