

OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

May 2, 2023

Work Session 5:00

- *Pledge of Allegiance*
- *Roll Call:*

1. Detailed update on retaining wall signage approved by County Commission: **Steve Burton**

2. Work Session

WS1 ZTA2023-02: A discussion to consider an applicant-initiated text amendment to allow agri-tourism as an allowed use in the Shoreline (S-1) zone. **Planner: Charlie Ewert**

WS2 ZTA2023-03: A discussion to consider an applicant-initiated text amendment to the Form-Based zone to provide for a future development intended to be called Eden Crossing, and to provide related street connections and unique architectural design standards for the development. **Planner: Charlie Ewert**

Adjourn

The work session will be held in person at the Weber County Commission Chamber Break-out Room, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

& Via Zoom Video Conferencing at <https://us02web.zoom.us/j/83295750896> Meeting ID: 832 9575 0896

No decisions are made in the Work Session, but it is an open public meeting

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761

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

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 will 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.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Work Session to discuss an applicant-driven request to amend the Weber County Code to allow agritourism in the Shoreline (S-1) zone.

Applicant: Pineview Partners

Agenda Date: Tuesday, April 25, 2023 (*Work Session*)

File Number: ZTA 2023-02

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

Section 104-10-3 Conditional Uses

Legislative Decisions

Decision on this item 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 county has received an application to amend the Weber County Code to allow agritourism to occur in the Shoreline (S-1) zone. Agritourism is allowed in other agricultural zones as a conditional use. The proposal is to regulate the use in the S-1 zone similarly.

After a policy analysis, staff has determined that it appears that the request is in harmony with the Ogden Valley General Plan.

Staff is also requesting additional edits to the Shoreline Zone to run with this amendment. Those additional edits are intended to bring the Shoreline zone's chapter into compliance with the organizational standards that have been implemented in other zones.

Policy Analysis

Policy Considerations:

Ordinance Amendments (See also Exhibit A):

The following is the entirety of the applicant's requested ordinance change:

§104-10-3 Conditional Uses:

- (a) Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.
- (b) Accessory dwelling unit, in compliance with Chapter 108-19.
- (c) Agriculture, grazing and pasturing of animals.
- ~~(e)~~(d) [Agri-tourism, provided compliance with Title 108, Chapter 21 Agri-Tourism.](#)
- ~~(d)~~(e) Boating.

- ~~(e)~~(f) Cemeteries.
- ~~(f)~~(g) Fishing.
- ~~(g)~~(h) Golf courses, excluding miniature golf courses.
- ~~(h)~~(i) Home occupations.
- ~~(i)~~(j) Keeping of animals and fowl for family food production.
- ~~(j)~~(k) Public parks and recreation grounds. Public campgrounds and picnic areas meeting the requirements of the Forest Campground Ordinance of Weber County. Public buildings
- ~~(k)~~(l) Single-family dwelling. Signs.
- ~~(l)~~(m) Water skiing and other water recreation activities.

General Plan and Zoning Review:

Generally, land use code changes should be vetted through the filter of policy recommendations of the applicable general plan. In 2016, the Western Weber General Plan was adopted after a significant public involvement process. The general plan has the following to say regarding the requested amendments:

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

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

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

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

As can be reviewed, the general plan is eager to protect agricultural operations. The question for the Planning Commission to consider is whether that protection should extend into the Shoreline zone and whether enabling agritourism qualifies as protection.

The Purpose and Intent¹ section of the Agritourism ordinance states:

The purpose of this chapter is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important contributor to Utah's economy and, observably, an integral and indispensable part of Weber County's rich cultural heritage; therefore, it is the county's desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber County through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting.

The general description² of the Shoreline zone states:

The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county which is occupied by Pineview Reservoir and shores adjacent thereto.

This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities.

The objectives³ of the Shoreline zone are:

- (1) *To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;*
- (2) *To facilitate the conservation of water and other natural resources;*
- (3) *To reduce hazards from floods and fires;*
- (4) *To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;*
- (5) *To ensure adequate provision for water supply, domestic sewage disposal and sanitation.*

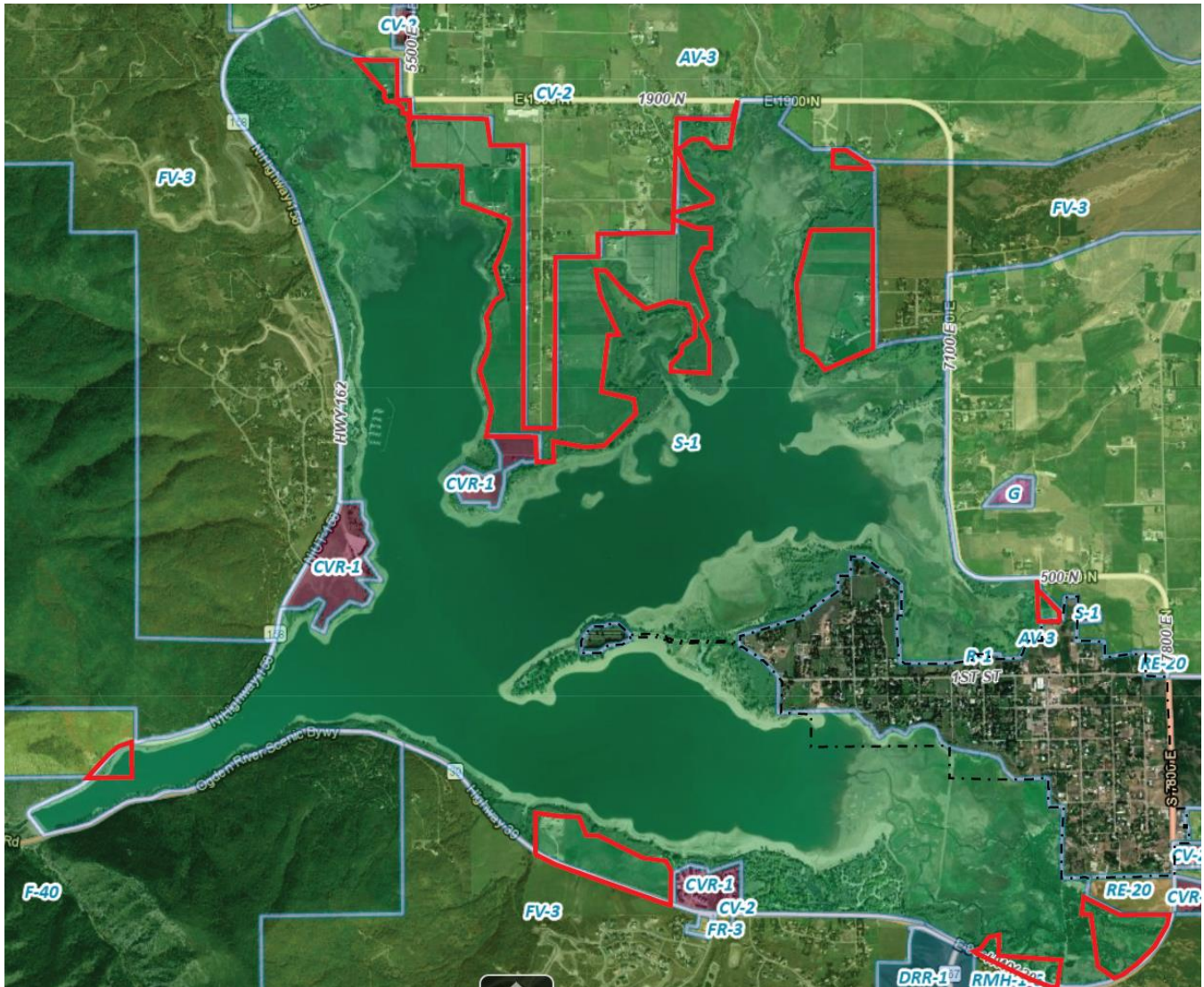
Figure 1 of this report illustrates all of the land in the Shoreline (S-1) Zone in the Ogden Valley in a greenish-blue color. Staff has outlined in red all of the property that is privately owned within the Shoreline Zone. The remainder of the zone not outlined in red is currently owned by the United States of America. Private land uses should not be expected on USA lands except those uses that might be operated by the Forest Service's concessionaire, such as camping and boat access.

¹ Section 108-21-1 of the Weber County Code.

² Section 104-10-1 of the Weber County Code.

³ Section 104-10-1 of the Weber County Code.

Figure 1: Private Property within Shoreline Zone



When combining the directives of the general plan with the purposes, intentions, and objectives of the Weber County Land Use Code, it may be surmised by the Planning Commission that allowing agritourism to occur in the Shoreline zone similar to its allowance in the agricultural zones is appropriate. It is clear that the Shoreline zone is already intended to allow certain non-agricultural uses such as camping and recreational facilities. Perhaps the added activities allowed in the agritourism ordinance can be considered similar in nature, but with specific intent to support the agricultural uses of the land.

For the benefit of the Planning Commission's review, a copy of the agritourism ordinance is attached to this report as Exhibit B.

Additional Amendments Requested by Staff:

The ordinance amendment listed above is the only amendment requested by the applicant. In the attached Exhibit A, staff has included quite a few staff-requested edits to the Shoreline zone. These amendments by and large are simply organizational edits to bring this chapter of the ordinance into compliance with organizational standards of other sections. Over time, the county has been striving to reorganize each zone chapter to follow a standardized organizational composition.

Staff Recommendation

Staff recommends that the Planning Commission consider the text included as Exhibit A 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.

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 #ZTA2023-02, an applicant-initiated request to amend the Weber County Code to allow agritourism in the S-1 zone by conditional use permit, and to make other clerical and organizational edits suggested by staff, as provided in Exhibit A. I do so with the following findings:

Example findings:

1. *The proposal is not detrimental to the effect of the general plan.*
2. *The proposal will help implement provisions of the general plan.*
3. *The proposal provides edits that help clarify, organize, and standardize the Land Use Code*
4. *The changes are not detrimental to the general health and welfare of Ogden Valley residents.*
5. [_____ 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 #ZTA2023-02, an applicant-initiated request to amend the Weber County Code to allow agritourism in the S-1 zone by conditional use permit, and to make other clerical and organizational edits suggested by staff, as provided in Exhibit A, as provided in Exhibit A, **but with the following additional edits and corrections**:

Example of ways to format a motion with changes:

1. *Example: On line number _____, it should read: _____ state desired edits here _____.*
2. *Example: remove all staff-suggested amendments and only include the applicant requested amendments.*
3. *[Etc.]*

I do so with the following findings:

Example findings:

1. *The proposal is not detrimental to the effect of the general plan.*
2. *The proposal will help implement provisions of the general plan.*
3. *The changes are not detrimental to the general health and welfare of Ogden Valley residents.*
4. *[Example: the additional requested changes will/are _____.]*
5. *[Etc.]*

Motion to **table**:

I move we **table** action on File #ZTA2023-02, an applicant-initiated request to amend the Weber County Code to allow agritourism in the S-1 zone by conditional use permit, and to make other clerical and organizational edits suggested by staff, as provided in Exhibit A, **to [_____ state a date certain _____], so that:**

Examples of reasons to table:

- *We have more time to review the proposal.*
- *Staff can get us more information on [_____ specify what is needed from staff _____].*
- *The applicant can get us more information on [_____ specify what is needed from the applicant _____].*
- *More public noticing or outreach can occur.*
- *[_____ add any other desired reason here _____].*

Motion to recommend denial:

I move we forward a recommendation for **denial** to the County Commission for File #ZTA2023-02, an applicant-initiated request to amend the Weber County Code to allow agritourism in the S-1 zone by conditional use permit, and to make other clerical and organizational edits suggested by staff, as provided in Exhibit A, **as provided in Exhibit A. I do so with the** following findings:

Examples findings for denial:

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

Exhibits

- Proposed ordinance amendments (Redlined Copy).
- Agritourism Ordinance.
- Application Information

WEBER COUNTY

ORDINANCE NUMBER 2023-

AN AMENDMENT TO VARIOUS SECTIONS OF THE COUNTY'S LAND USE CODE TO THE SHORELINE (S-1) ZONE TO ENABLE AGRITOURISM AS A CONDITIONAL USE.

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, _____; and

WHEREAS, _____; and

WHEREAS, on _____, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a positive recommendation to the County Commission; and

WHEREAS, on _____, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein advance goals and objectives of the Ogden Valley General Plan; and

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

1 **Part II Land Use Code**

2 ...

3 **TITLE 104 ZONES**

4 ...

5 **Chapter 104-10 Shoreline Zone S-1**

6 **Sec 104-10-1 Purpose and Intent**

7 (a) The shoreline zone has been established as a district in which the primary use of the land is for farming
8 and for recreational purposes. In general, this zone covers the portion of the unincorporated area of
9 the county ~~which that~~ is occupied by Pineview Reservoir and shores adjacent thereto.

10 (b) This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview
11 Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities.

12 (c) The ~~purposes of objectives in establishing~~ the Shoreline Zone S-1 are:

13 (1) To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both
14 public and private;

15 (2) To facilitate the conservation of water and other natural resources;

16 (3) To reduce hazards from floods and fires;

17 (4) To preserve open space, natural scenic attractions, natural vegetation, and other natural features
18 within the zone;

19 (5) To ensure adequate provision for water supply, domestic sewage disposal and sanitation.

20 (d) In order to accomplish these objectives and purposes and to protect the essential characteristics of the
21 zone, the following regulations shall apply in the Shoreline Zone S-1.

22 **Sec 104-10-2 (Reserved) Permitted Uses**

23 ~~The following uses are permitted in the Shoreline Zone S-1:~~

24 ~~(a) Accessory building incidental to the use of a main building; main building designed or used to~~
25 ~~accommodate the main use to which the premises are devoted; and accessory uses customarily~~
26 ~~incidental to a main use.~~

27 ~~(b) Accessory dwelling unit, in compliance with Chapter 108-19.~~

28 ~~(c) Agriculture, grazing and pasturing of animals.~~

29 ~~(d) Boating.~~

30 ~~(e) Cemeteries.~~

31 ~~(f) Fishing.~~

32 ~~(g) Golf courses, excluding miniature golf courses.~~

33 ~~(h) Home occupations.~~

34 ~~(i) Keeping of animals and fowl for family food production.~~

35 ~~(j) Public parks and recreation grounds. Public campgrounds and picnic areas meeting the requirements~~
36 ~~of the Forest Campground Ordinance of Weber County. Public buildings~~

37 ~~(k) Single-family dwelling. Signs.~~

38 ~~(l) Water skiing and other water recreation activities.~~

39 **Sec 104-10-3 Land Use Table Conditional Uses**

Commented [E1]: Consolidating into Land Use Table below.

The following tables display the uses permitted, conditionally permitted, or not permitted in the agricultural zones. The letter "P" indicates a permitted use in the zone. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108 Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. A use listed is a main use, unless listed in the "accessory uses" table.

- Accessory uses.** An accessory use is prohibited unless located on the same lot or parcel as the main use to which it is accessory.

S-1 Special Regulations

Accessory building , accessory and incidental to the use of a main building.	P	
Accessory dwelling unit.	P	See Chapter 108-19.
Accessory use , accessory and incidental to the main use.	P	
Family food production , accessory to a residential use. Keeping of animals and fowl for family food production.	P	See Section 104-10-4
Home occupation , accessory to a residential use.	P	See Chapter 108-13.
Household pets , accessory to a residential use.	P	
Main building , designed or used to accommodate the main use.	P	

Commented [E2]: Other zones specifically list this as an accessory use. Omitting it here but specifically listing it elsewhere makes it not allowed in this zone by inference.

- Agricultural uses, non-animal.**

S-1 Special Regulations

Agriculture.	P	
Aquaculture.	P	

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

S-1 Special Regulations

Animal grazing. Animal grazing, as defined in Section 101-2.	P	See Section 104-10-4.
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Apiary.	P	
Aquaculture, animal related.	P	
Aviary.	P	
Corral, stable or building for keeping animals or fowl.	P	See Section 104-10-4.

Commented [E3]: Not specifically listed in the S-1 zone, but presumed to be allowed under the "agriculture" use.

Commented [E4]: Not specifically listed in the S-1 zone, but presumed to be allowed under the "agriculture" use.

Commented [E5]: Not specifically listed in the S-1 zone, but presumed to be allowed under the "agriculture" use.

49
50 4. [Commercial uses.](#) The following are uses that typically generate for-profit customer-oriented traffic to the lot or parcel.

S-1 Special Regulations

Agri-tourism.	C	See Chapter 108-21.
Campground and picnic area.	C	See Chapter 108-20.
Golf course, except miniature golf course.	P	

Commented [E6]: Applicant's request

51 5. [Institutional uses.](#)

S-1 Special Regulations

Cemetery.	P	
Church, synagogue or similar building used for regular religious worship.	P	

52 6. [Residential uses.](#)

S-1 Special Regulations

Single-family dwelling.	P	
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53
54 7. [Recreational noncommercial uses.](#) The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity.

S-1 Special Regulations

Boating	P	
Fishing	P	

Commented [E7]: Unnecessary to regulate in the land use code. This is not a land use.

Commented [E8]: Unnecessary to regulate in the land use code. This is not a land use.

Private park, playground or recreation area. No privately owned commercial amusement business.	C	
Public campground and picnic area.	P	See Chapter 108-20 .
Public park, recreation grounds and associated buildings.	P	
Water skiing and other water recreation activities.	P	

Commented [E9]: Unnecessary to regulate in the land use code. This is not a land use.

55 8. [Utility uses.](#)

S-1 Special Regulations

Hydro-electric dam.	C	
Public utility substations.	C	
Radio or television station or tower.	C	
Signs	P	

Commented [E10]: Sign code already governs this

56 **Sec 104-10-74 Special Regulations Provisions**

57 (a) [General use regulations.](#) The above specified uses shall be permitted only under the following
58 conditions:

- 59 (1) Public health requirements concerning domestic water supply and sewage disposal shall comply
60 with provisions of section 108-7-9.
- 61 (2) No building or structure shall be constructed within the boundaries of any public reservoir as
62 determined by the public agency having jurisdiction or within the boundaries of any natural
63 waterway or watercourse as determined by the county engineer wherein no buildings or structures
64 shall be constructed or land subdivided. Where buildings are to be constructed within 50 feet of the
65 exterior boundaries of a flood channel existing at the effective date of the ordinance from which this
66 chapter is derived, adequate measures must be taken as determined by the Weber County
67 Engineer so as to protect the building or structure from damage due to floods and so as not to
68 increase the hazard to surrounding lands and buildings.
- 69 (3) The required yard space shall be kept free of debris, refuse or other inflammable material which
70 may constitute a fire hazard.

71 ~~(4) Maximum height: 35 feet.~~

Commented [E11]: Redundant.

72 (b) [Specific use regulations.](#) The uses listed below correspond with certain uses listed in the Land Use
73 Table in Section 104-10-3. Due to the nature of the use, each shall be further regulated as follows:

Commented [E12]: Pasting these regulations in from the corresponding section of the agricultural zones chapter. (Consistency)

74 (1) [Animal grazing.](#) This use shall not include the supplementary or full feeding of the animals, except
75 when in compliance with the following:

76 a. [It may only be carried on during times that are reasonable and necessary due to lack of natural
77 growing feed as a result of seasonal changes or extreme and temporary meteorological events.](#)

78 [b. It shall not exceed a density of 25 head per acre of used land in the AV-3 and A-1 zones, and](#)
79 [40 head per acre of used land in the A-2 and A-3 zones.](#)

80 [c. It shall not be closer than 75 feet to any dwelling, public or semi-public building on an adjoining](#)
81 [parcel of land.](#)

82 [\(2\) **Corral, stable or building for keeping animals or fowl.** This use shall be located no less than](#)
83 [100 feet from a public street and not less than 25 feet from any side or rear lot line.](#)

84 [\(3\) **Family food production.**](#)

85 [a. As used in this subsection, a Group A animal is either one pig, one sheep, one cow, or one](#)
86 [goat, and Group B animals or fowl are either a set of ten rabbits, ten chickens, ten pheasants,](#)
87 [five turkeys, five ducks, five geese, or five pigeons.](#)

88 [b. No more than four sets of Group B animals or fowl may be kept on a lot or parcel that is less](#)
89 [than 40,000 square feet.](#)

90 [c. No more than six combined sets of Group A animals and sets of Group B animals or fowl may](#)
91 [be kept on a lot or parcel that is less than two acres. The same applies to a lot or parcel greater](#)
92 [than two acres, except that an additional six combined sets of Group A and sets of Group B](#)
93 [animals or fowl may be kept per each additional acre greater than two.](#)

94 **Sec 104-10-5 Site Development Standards ~~Front Yard Regulations~~**

95 [The following site development standards apply to a lot or parcel in the Shoreline zone, unless specified](#)
96 [otherwise in this Land Use Code.](#)

97 (a) [Lot area:](#)

[S-1](#)

Minimum for all uses:

5 acres

98 (b) [Lot width:](#)

[S-1](#)

Minimum for all uses:

300 feet

99 (c) [Yard setback:](#)

100 (1) [Front yard setback:](#)

[S-1](#)

Minimum front yard setback:

30 feet

101 (2) [Side yard setback:](#)

[S-1](#)

Minimum for all uses:

20 feet

102 (3) [Rear yard setback:](#)

S-1

Main building:	30 feet
Accessory building:	10 feet

103 ~~(e)~~(d) Building height:

S-1

Minimum main building height:	1 story
Maximum main building height:	35 feet
Maximum accessory building height:	25 feet unless meeting requirements of <u>Section 108-7-16</u> , Large accessory buildings

104 ~~Sec 104-10-4 Area Regulations Building Site Area Required~~

105 ~~The minimum lot and building site area shall be one recorded lot or parcel of land not less than five acres~~
106 ~~and a minimum width of 300 feet for each dwelling or use.~~

107 ~~Sec 104-10-5 Front Yard Regulations~~

108 ~~The following front yard regulations shall apply in the Shoreline Zone S-1:~~

109 ~~(a) 30 feet on streets of less than 80 feet in width;~~

110 ~~(b) 100 feet on streets and highways of 80 feet or more in width.~~

111 ~~Sec 104-10-6 Side And Rear Yard Regulations~~

112 ~~Side and rear yard regulations shall be the same as for Forest Residential Zone FR-1.~~

Chapter 108-21 Agri-Tourism

[Sec 108-21-1 Purpose And Intent](#)

[Sec 108-21-2 Applicability](#)

[Sec 108-21-3 General Development Standards](#)

[Sec 108-21-4 Agricultural Operation Designation](#)

[Sec 108-21-5 Permitted Uses/Activities Table](#)

[Sec 108-21-6 Use/Activity Standards And Limitations](#)

[Sec 108-21-7 Signs](#)

Sec 108-21-1 Purpose And Intent

The purpose of this chapter is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important contributor to Utah's economy and, observably, an integral and indispensable part of Weber County's rich cultural heritage; therefore, it is the county's desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber County through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting.

(Ord. No. 2012-19, pt. 1(§ 46-1), 12-18-2012)

Sec 108-21-2 Applicability

The standards found in this chapter shall apply to all agri-tourism applications/operations. Also, all agri-tourism operations are subject to title 108, chapter 4 of this Land Use Code (conditional uses) which regulates the conditional use permit application and review process. This process may include, but is not limited to, a review by the Weber County Planning Division, Building Inspection Division, Engineering Division, and Sheriff's Office. Other review agencies may include the Weber-Morgan Health Department, Weber Fire District, Utah State University Cooperative Extension, and/or other various agencies. Agri-tourism events that operate outside of normal day-to-day hours and/or involve spectators in a number greater than that which can be served by existing facilities shall be subject to title 38, special events. Other ordinances, codes and/or regulations may apply; therefore, it shall be the responsibility of the applicant to know and understand all applicable standards and agency requirements.

(Ord. No. 2012-19, pt. 1(§ 46-2), 12-18-2012)

Sec 108-21-3 General Development Standards

The development standards imposed by this section do not alter, supersede or nullify any codes, ordinances, statutes, or other applicable standards which may also regulate these same uses/activities.

- (a) **Primary use.** Agriculture is the preferred use in agricultural zones; therefore, all agri-tourism uses/activities shall be complementary and clearly accessory to the primary agricultural use. To guarantee legitimacy and viability, an agri-tourism operation shall demonstrate that the subject property has been qualified under the Farmland Assessment Act or that the subject property is currently, or will be within the next growing season, producing an agricultural product in an amount that meets or exceeds the production requirement as established by the Farmland Assessment Act. A farmer, whose primary agricultural use is that of an apiary, shall be required to maintain two hives per acre with a ten-hive minimum. No more than 20 hives shall be necessary when a farm exceeds ten acres.

- (b) **Lot of record (lawfully created lot).** Notwithstanding title 106, subdivisions, a landowner who meets the standards, as set forth by this chapter, may develop an agri-tourism operation and its associated uses (excluding a single-family dwelling, B&B farm dwelling, and B&B farm retreat) as a lot of record. The parcel(s) shall be subject to the following:
- (1) The agri-tourism operation shall remain in compliance with approvals granted through further review and subsequent issuance of a conditional use permit.
 - (2) The parcel and/or combination of all individual parcels shall consist of an area that is not less than twice the minimum lot area that is required by the zone in which the agri-tourism operation is located. For example an agri-tourism operation that lies in a zone that requires three acres as a minimum lot area shall be required to have at least a six-acre farm size. Parcels that are unable to meet this area requirement may pursue a legal (lot of record) status by demonstrating that the subject parcel(s) qualifies as lot of record through any other available means provided by the definition of a lot of record or by meeting the requirements of the Weber County Subdivision Ordinance.
- (c) **Narrative.** In addition to the requirements listed in title 108, chapter 4 of this Land Use Code (conditional uses), all agri-tourism applications shall be accompanied by a concise narrative describing the farm and the overall vision for the proposed agri-tourism operation. The narrative shall include farm history, a description or plan for the general maintenance of its agricultural product(s), and proposals for the following:
- (1) Offerings for agriculturally related and non-agriculturally related products and uses/activities.
 - (2) Agriculturally related and non-agriculturally related types of facilities and equipment.
 - (3) Time(s) of normal day-to-day operation as referenced in title 38, special events.
 - (4) Anticipated number of daily patrons and employees.
 - (5) Parking needs.
- (d) **Access.** Notwithstanding section 108-7-31 (access to a lot/parcel using a private right-of-way/easement), an agri-tourism operation is not required to have frontage or access directly off of a public or privately dedicated roadway.
- (e) **General site and building design/layout.** An agri-tourism operation shall have a general design and layout that concentrates all tourism uses and activities into a distinct activity center(s). The area within a developed activity center or combined area of multiple activity centers, excluding productive agri-tourism acreage, trail corridors, and/or a half-acre for a farmer's residence and any uses confined thereto (i.e., home office, B&B, etc.), may consist of a total area that does not exceed 20 percent of a farm's overall gross acreage. The remaining acreage, shown outside of all activity centers, shall be maintained in an agriculturally productive manner that is consistent with the farm's main agricultural use(s). Acreage that is incapable of being agriculturally productive due to a topographic condition, physical constraint, and/or circumstance (i.e., wetlands, drainages, steep slopes, occupation by barn and/or farm equipment storage structure(s) etc.) that physically interferes with farm production may be kept in its natural, historic, or constructed state.
- Newly constructed buildings and facilities intended for agri-tourism purposes and/or to serve agri-tourism needs shall reflect an architectural vernacular that is consistent with the area's rural character. Temporary sanitary facilities are discouraged; however, if found necessary, they shall be discretely incorporated into the agri-tourism operation and completely screened from street and adjacent property view.

- (f) **Ownership.** An agri-tourism operation may consist of multiple properties; however, all properties shall have identical and common ownership.
- (g) **Production.** An agri-tourism operation shall, with exception of the winter season, actively and continuously produce an agricultural product for sale and purchase. In the event that the agri-tourism operation's agricultural productivity ceases or becomes improperly maintained, as determined by the planning commission, the right to operate an agri-tourism business under a conditional use permit may be revoked.
- (h) **Agri-tourism uses/activities.** To ensure an appropriate balance and mixture of agriculturally related and non-agriculturally related uses/activities, it shall be required that a minimum of one-half of all uses/activities be agriculturally related as defined in section 101-1-7 of this Land Use Code. The method, by which measurements are made, shall be based on one agriculturally related use/activity being equal to one non-agriculturally related use/activity. Uses/activities involving the sale of any products or goods shall be prohibited from selling motorized vehicles and/or equipment. Exceptions to this standard are made for the occasional sale of farm equipment personally owned by the farm owner and/or other farm equipment sales events approved through title 38, special events.
- (i) **Hours of operation.** Agri-tourism uses/activities, not including residential overnight lodging accommodations and/or those conducted within a completely enclosed building, shall be limited to operating during the daily hours of 8:00 a.m. and 10:00 p.m. The planning commission may consider a variation to this standard upon finding that a proposed use/activity is reliant on and/or based on making observations that can only occur during hours otherwise not permitted.
- (j) **Development agreement.** An agri-tourism operation shall, prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, record a farm stay and commercial development agreement, provided by Weber County, on all parcels utilized as part of an approved agri-tourism operation. One single-family dwelling or farm house (per parcel) and/or any number of structures that qualify for an agricultural exemption are excepted from this standard when developed in accordance with the requirements found in the Weber County Land Use Code.

(Ord. No. 2012-19, pt. 1(§ 46-3), 12-18-2012)

HISTORY

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-21-4 Agricultural Operation Designation

The following establishes a categorical designation for agricultural operations based on acreage:

- (a) Market garden includes an agriculturally productive property consisting of three acres or more, but fewer than five acres.
- (b) Family farm includes an agriculturally productive property consisting of five acres or more, but fewer than ten acres.
- (c) Small farm includes an agriculturally productive property consisting of ten acres or more, but fewer than 20 acres.
- (d) Medium farm includes an agriculturally productive property consisting of 20 acres or more, but fewer than 40 acres.
- (e) Large farm includes an agriculturally productive property consisting of 40 acres or more, but fewer than 80 acres.
- (f) Ranch includes an agriculturally productive property consisting of 80 acres or more.

Sec 108-21-5 Permitted Uses/Activities Table

The following uses/activities have been determined desirable when thoughtfully incorporated into an approved agri-tourism operation. As stated above, these uses/activities may be subject to other requirements beyond those imposed by this chapter; therefore, it shall not be construed to mean that this chapter alters or nullifies any requirements contained in other codes, ordinances, statutes, or applicable standards. Those uses/activities marked with an asterisk (*) have additional design and/or limitation standards beyond any provided within other specific, codes, ordinances, statutes, or other applicable standards. See section 108-21-7 for these specific design and/or limitation standards associated with each use/activity marked with an asterisk (*).

Uses/Activities	Farm Designations					
	Market Garden (3—<5 acres)	Family Farm (5—<10 acres)	Small Farm (10—<20 acres)	Medium Farm (20—<40 acres)	Large Farm (40—<80 acres)	Ranch (=80 acres)
Farm Stay (Residential and Overnight Lodging Accommodation) Uses/Activities						
Accessory dwelling unit*	•	•	•	•	•	•
Agro-ecology research and education center (AREC)*	•	•	•	•	•	•
B&B farm dwelling (2 room)*		•	•	•	•	•
B&B farm retreat (7 room)*	•	•	•	•	•	•
B&B farm inn (16 room)*				•	•	•
Glamorous camping (glamping)*	•	•	•	•	•	•
Conference/education center*			•	•	•	•
Single-family dwelling; a.k.a. Farm house*	•	•	•	•	•	•
Health farm*			•	•	•	•
Motor coach/caravan area, agri-tourism*	•	•	•	•	•	•
Agriculturally Related Uses/Activities						
Agro-ecology research and education center (AREC)*		•	•	•	•	•
Barn dance		•	•	•	•	•
Community garden/rent-a-row	•	•	•	•	•	•
Community supported agriculture	•	•	•	•	•	•
Corn maze			•	•	•	•
Educational classes	•	•	•	•	•	•
Farm museum		•	•	•	•	•
Farm tour	•	•	•	•	•	•

Fee fishing (if aquaculture)		•	•	•	•	•
Harvest-market*	•	•	•	•	•	•
Multi-farmer open air (farmer's) market, agri-tourism*				•	•	•
Nursery (plant cultivation)	•	•	•	•	•	•
Petting farm/zoo	•	•	•	•	•	•
Sleigh/hay ride			•	•	•	•
Special event; as defined by title 38, special events	•	•	•	•	•	•
Special occasion, agri-tourism			•	•	•	•
U-pick operation/pumpkin patch	•	•	•	•	•	•
Non-Agriculturally Related Uses/Activities						
Agricultural arts center			•	•	•	•
Bakery/cafe featuring farm products*				•	•	•
Conference/education center*					•	•
Fee fishing		•	•	•	•	•
Food concessions stand*			•	•	•	•
Gift shop (retail)*	•	•	•	•	•	•
Haunted house/hay stack/farm			•	•	•	•
Hunting preserve*						•
On-farm store/retail market, agri-tourism*					•	•
Play area, agri-tourism		•	•	•	•	•
Restaurant featuring farm products*				•	•	•
Special event; as defined by title 38, special events	•	•	•	•	•	•
Health farm*				•	•	•
Motor coach/caravan area, agri-tourism*				•	•	•
Value added product processing*	•	•	•	•	•	•

(Ord. No. 2012-19, pt. 1(§ 46-5), 12-18-2012)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-21-6 Use/Activity Standards And Limitations

To ensure considerate integration of agri-tourism operations into established rural neighborhoods, the uses listed below shall be subject to additional standards beyond any provided within other, expressed and/or unexpressed, codes, ordinances, statutes, rules, or requirements. One or more of these additional standards and/or limitations, may be waived by the Planning Commission upon finding that either: a proposed use poses no detrimental effects to neighboring properties due to unique circumstances or that a proposed use can be mitigated to an acceptable level due to the imposition of other more appropriate, site specific conditions that justify the use's/activity's approval.

(a) ***Farm stay (residential and overnight lodging accommodation) uses/activities.***

(1) Agro-ecology research and education center (AREC).

- a. An AREC shall be limited to providing overnight lodging accommodations for faculty, staff, and/or students/apprentices only.
- b. An AREC, approved as part of an agri-tourism operation, shall be limited to a number of lodging rooms that does not exceed two rooms per one gross acre.
- c. A lodging room may provide basic needs for up to a maximum of two persons; however, each room shall be limited to facilities that do not comprise or otherwise permit a lodging room to meet the definition of a single-family dwelling.
- d. An AREC shall not be located closer than 50 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 100 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(2) B&B farm dwelling (two guest rooms).

- a. An agri-tourism operation shall be limited to one B&B facility (i.e., one B&B dwelling, retreat, or inn) conference/education center, or health farm.
- b. A B&B farm dwelling shall be limited to a maximum of two guest units/rooms.
- c. A B&B farm dwelling shall be subject to the Weber County zoning and platting requirements of the title 106, subdivision.

(3) B&B farm retreat (seven guest rooms).

- a. An agri-tourism operation shall be limited to one B&B facility (i.e., one B&B dwelling, retreat, or inn) conference/education center, or health farm.
- b. A B&B farm retreat shall be limited to a maximum of seven guest units/rooms.
- c. A B&B farm retreat shall not be located closer than 100 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.
- d. A B&B farm retreat shall be subject to the Weber County zoning and platting requirements of title 106, subdivision.

(4) B&B farm inn (16 guest rooms).

- a. An agri-tourism operation shall be limited to one B&B facility (i.e., one B&B dwelling, retreat, or inn) conference/education center, or health farm.
- b. A B&B farm inn shall be limited to a maximum of 16 guest units/rooms.
- c. The B&B farm inn shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(5) Luxury camping (glamping).

- a. Glamping, approved as part of an agri-tourism operation, shall be limited to a number of tents that does not exceed two tents or cabins per five gross acres.
- b. Occupancy shall not exceed six persons per tent or cabin.
- c. Meals shall only be served to overnight guests.
- d. Glamping area(s) shall be completely screened from street view.
- e. Glamping areas shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(6) Accessory dwelling unit.

- a. An agritourism operation may have one or more accessory dwelling units onsite. The number of accessory dwelling units shall not exceed the following calculation: net developable acreage of the parcel upon which an accessory dwelling unit is located, divided by the minimum lot area required by the zone in which the lot or parcel(s) is located, all multiplied by 20 percent (net developable acreage / minimum lot area) × 20 percent = Maximum number of accessory dwelling units at an approved agri-tourism operation.
- b. Meals shall only be served to overnight guests.
- c. An accessory dwelling unit shall not be located closer than 150 feet to the agri-tourism operation's exterior boundary, and in no case located closer than 300 feet from an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(7) Conference/education center.

- a. An agri-tourism operation shall be limited to one conference/education center.
- b. A conference/education center shall be limited to a maximum of 20 guest units/rooms.
- c. Conference/education centers shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards

may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(8) Health farm.

- a. An agri-tourism operation shall be limited to one health farm or B&B facility (i.e., one B&B dwelling, inn, or hotel).
- b. A health farm shall be limited to a maximum of ten guest units/rooms.
- c. A health farm shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(9) Motor coach/caravan area.

- a. A motor coach/caravan area, approved as part of an agri-tourism operation, shall be limited to a number of individual sites that does not exceed one site per five gross acres. In no case shall a motor coach/caravan area or combination of areas exceed 20 sites.
- b. A motor coach/caravan area shall not be located closer than 300 feet to any agri-tourism operation's perimeter boundary line and in no case located closer than 500 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(10) Single-family dwelling; a.k.a. farm house.

- a. An agri-tourism operation shall be limited to one single-family dwelling/farm house and is subject to the Weber County zoning and platting requirements of title 106, subdivision.

(b) *Agriculturally related uses/activities.*

(1) Argo-ecology research and education center (AREC).

- a. See section 108-21-6(a)(1).

(2) Educational classes.

- a. All courses of study or subject matter shall incorporate and consist of an agricultural and/or ecological component.

(3) Harvest-market.

- a. Limited to agricultural products as defined in section 101-1-7 of this Land Use Code.

(4) Multi-farmer open air (farmer's) market.

- a. The operation of a multi-farmer open air (farmer's) market shall be limited to the months of June through December.

- b. A multi-farmer open air (farmer's) market shall not be located closer than 200 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(5) Petting farm/zoo.

- a. Limited to parcels with access provided by a collector or arterial road when located within the Ogden Valley. See the Ogden Valley Transportation Element Map for road designation information.

(c) Non-Agriculturally Related Uses/Activities.

(1) Bakery/cafe featuring farm product(s).

- a. Not less than one agricultural product, offered at a bakery/cafe featuring farm product(s), shall be raised/cultivated and/or produced by the farm on which the bakery/cafe featuring farm product(s) is operated.
- b. A bakery/cafe shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(2) Farm stay.

- a. See section 108-21-6(a).

(3) Gift shop (retail).

- a. A gift shop and its outdoor display area or gift shop area within a multi-use building shall be limited to the following size standards:

1.	Market garden (3<5 ac)	200 square feet maximum.
2.	Family farm (5<10 ac)	200 square feet maximum.
3.	Small farm (10<20 ac)	200 square feet maximum.
4.	Medium farm (20<40 ac)	400 square feet maximum.
5.	Large farm (40<80 ac)	600 square feet maximum.
6.	Ranch (>80 ac)	800 square feet maximum.

(4) Hunting preserve.

- a. Limited to the Western Weber County Planning Area.
- b. Limited to upland game and waterfowl hunting only.

c. Subject to Utah Division of Wildlife Resource standards.

(5) Motor coach/caravan area.

a. See section 108-21-6(a)(1).

(6) On-farm store/retail market.

a. Not less than one agricultural product, offered at an on-farm store/retail market, shall be raised/cultivated and/or produced by the farm on which the on-farm store/retail market is operated.

b. An on-farm store/retail market and its outdoor display area or on-farm store/retail market area within a multi-use building shall be limited to the following size standards:

1.	Large farm (40<80 ac)	600 square feet maximum.
2.	Ranch (>80 ac)	800 square feet maximum.

c. Products made available at an on-farm store/retail market shall be limited to those commonly offered by a small-scale neighborhood grocer.

d. An on-farm store/retail market shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(7) Restaurant featuring farm product(s).

a. Not less than one agricultural product, offered at a restaurant featuring farm product(s), shall be raised/cultivated and/or produced by the farm upon which the restaurant featuring farm product(s) is operated.

b. A restaurant shall not be located closer than 150 feet to any agri-tourism operation's perimeter boundary line, excepting the front property line, and in no case located closer than 300 feet to an existing dwelling on an adjacent lot/parcel. These standards may be reduced by up to one-half when a substantial natural landscape screen, standing at a minimum of six feet in height for a majority of its length, is used to mitigate potential visual and/or audible impacts to neighboring property.

(8) Value added product processing and packaging (VAPPP).

a. VAPPP shall be limited to fowl, livestock, dairy, apiculture, aquaculture, and botanical products that have been raised, produced, and/or cultivated by the farm upon which the processing and packaging is taking place.

b. VAPPP, related to the products listed immediately above, shall be limited to agri-tourism operations and parcels consisting of five acres or more. The planning commission may allow up to a two-acre reduction to this limitation if it is found that

the VAPPP will take place in a completely enclosed building and will emit no perceivable smoke, dust, vibration, noise, and/or objectionable smell at the subject farm's property boundary.

- c. A VAPPP building and any outdoor work area or VAPPP area within a multi-use building shall be limited to the following size standards:

1.	Market garden (3<5 ac)	200 square feet maximum.
2.	Family farm (5<10 ac)	200 square feet maximum.
3.	Small farm (10<20 ac)	200 square feet maximum.
4.	Medium farm (20<40 ac)	400 square feet maximum.
5.	Large farm (40<80 ac)	600 square feet maximum.
6.	Ranch (>80 ac)	800 square feet maximum.

- d. Consumer direct (retail) sales of processed and packaged products shall only be made from an approved concession or other retail outlet.
- e. The structure in which VAPPP takes place shall in no case be located closer than 200 feet to an existing single-family dwelling on an adjacent lot/parcel.

(Ord. No. 2012-19, pt. 1(§ 46-6), 12-18-2012; Ord. No. 2015-22, Exh. A, 12-22-2015; Ord. No. 2018-6, Exh. A, 5-8-2018)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

Amended by Ord. [2023-01](#) on 1/10/2023

Sec 108-21-7 Signs

Signs shall be regulated according to the requirements found in Title 110 of this Land Use Code.

(Ord. No. 2012-19, pt. 1(§ 46-7), 12-18-2012)



Magleby Development
2640 N Highway 162 Unit 103
Eden, Utah 84310

03/17/2023

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

Dear Members of the Weber County Planning,

Subject: Proposed Text Amendment to the S-1 Shoreline Zone Development Code - Agritourism as a Permitted Use

As a representative of the land owner, I, Dayson Johnson, am writing to request your consideration of a proposed text amendment to the S-1 Shoreline Zone Development Code in Weber County. Our goal is to allow agritourism as a permitted use within this zone, particularly for Parcel 201620002. We believe that agritourism has the potential to offer numerous benefits to the local community, including supporting local agriculture, promoting small businesses, and providing educational and recreational opportunities.

Please find below the proposed language for the text amendment:

Section 1: Purpose and Intent

The purpose of this amendment is to permit agritourism as a use within the S-1 Shoreline Zone in Weber County, Utah. Agritourism is defined as any agriculturally-based operation or activity that brings visitors to a farm or ranch. Examples of agritourism include, but are not limited to, farm tours, U-pick operations, farm-to-table events, farmer's markets, agricultural workshops, and other similar activities.

Section 2: Permitted Uses

The following uses are permitted within the S-1 Shoreline Zone, subject to compliance with the standards and requirements set forth in this ordinance:

Existing and traditional agricultural practices, including crop cultivation, livestock grazing, and horticulture.

Agritourism, as defined in Section 1, provided that:

- a. The primary use of the property remains agriculture.
- b. All agritourism activities and related structures are set back a minimum of 100 feet from any adjacent residential property line.
- c. Adequate parking facilities are provided, and ingress and egress points do not create a hazard or nuisance to neighboring properties or public roadways.
- d. Any signage for agritourism activities complies with the Weber County Sign Ordinance.
- e. The landowner obtains any necessary permits and complies with all applicable health and safety regulations.

We kindly ask the Weber County Planning Staff to review this proposed amendment and consider its adoption. We believe that incorporating agritourism as a permitted use in the S-1 Shoreline Zone will contribute to the economic development and well-being of the county, as well as help preserve our agricultural heritage.

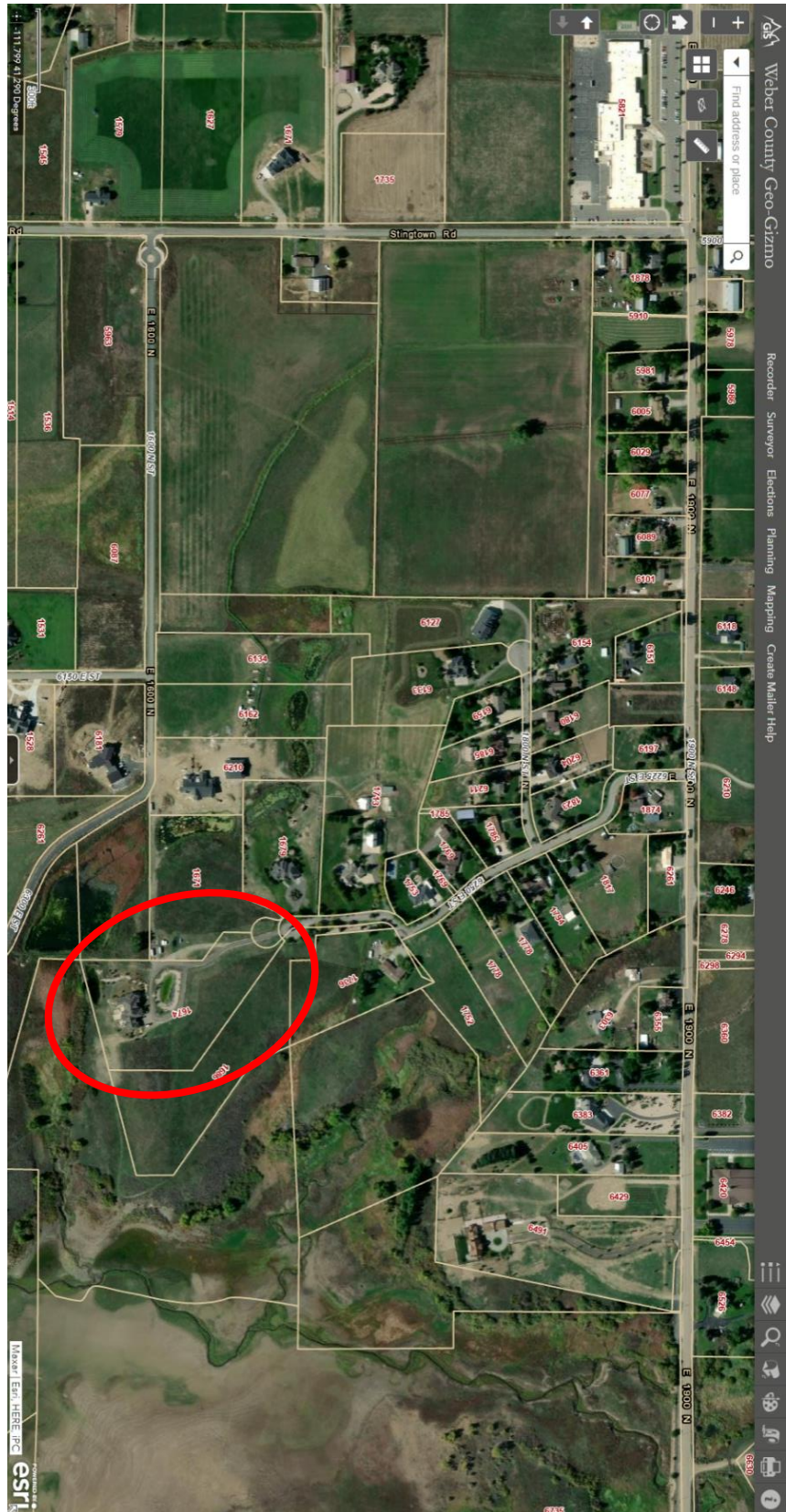
Thank you for your time and consideration. Should you require any additional information or have any questions, please contact me at 801-647-9165 or djohnson@maglebydevelopment.com.

Sincerely,

Dayson Johnson

Magleby Development

Exhibit A





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A work session to discuss File ZTA2023-03, an applicant initiated request to amend the Form-Based Village zoning ordinance to adjust the New Town Eden Street Regulating Plan and to provide alternative design standards for New Town Eden.

Applicant: Eric Langvardt
Agenda Date: Tuesday, April 25, 2023 (*Work Session*)
File Number: ZTA 2023-03

Staff Information

Report Presenter: Charlie Ewert
cewert@co.weber.ut.us
(801) 399-8763

Report Reviewer: RG

Applicable Ordinances

§104-22: Form-Based Zone (FB)

Legislative Decisions

Decision on this item 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

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Policy Analysis

Policy Considerations:

Proposed Text Amendment (Exhibit A)

The proposed text amendment is fairly straightforward, but the application of the amendment has broader effects on the New Town Eden Area. The amendment creates alternative architectural design standards for the New Town Eden Area, and a revised street regulating plan map that includes additional streets in the northeastern quadrant of the New Town Eden Area (northeast of the intersection of Hwy 158 and Hwy 162. To help ease the effect of the new streets requested, staff has provided four alternative street regulating plans, three of them represent changes to most if not all of the streets on the periphery of the New Town Eden village area, and one alternative reflecting the status quo option (no changes).

Proposed new architectural design theme.

The applicant is proposing a second set of architectural design standards that can be used for commercial and multifamily buildings in the New Town Eden area. If approved, a landowner within the New Town Eden area can choose between the existing architectural theme (Agricultural) or the new theme (Mountain Modern). The applicant has suggested that a mix of these themes within one village area may make for an overall complimentary community outcome that celebrates the history of the area while also looking to the future; and doing so without inducing so many different themes that the community looks hodge-podge.

If the Planning Commission supports this additional design theme option, it is captured in the proposed Exhibit A. Alternatively, if the Planning Commission supports the new design theme in the New Town Eden area, but would

rather separate its use from the areas that have/will use the existing agricultural theme, the proposal can be modified to designate one theme to be used for specifically selected areas. For example, assuming the Planning Commission is comfortable with amending the New Town Eden street regulating plan, perhaps the mountain modern theme can be applied to the northeast quadrant of New Town Eden, while the agricultural theme is applied to other areas within the village. If such an alternative is desired, the Planning Commission should direct staff accordingly.

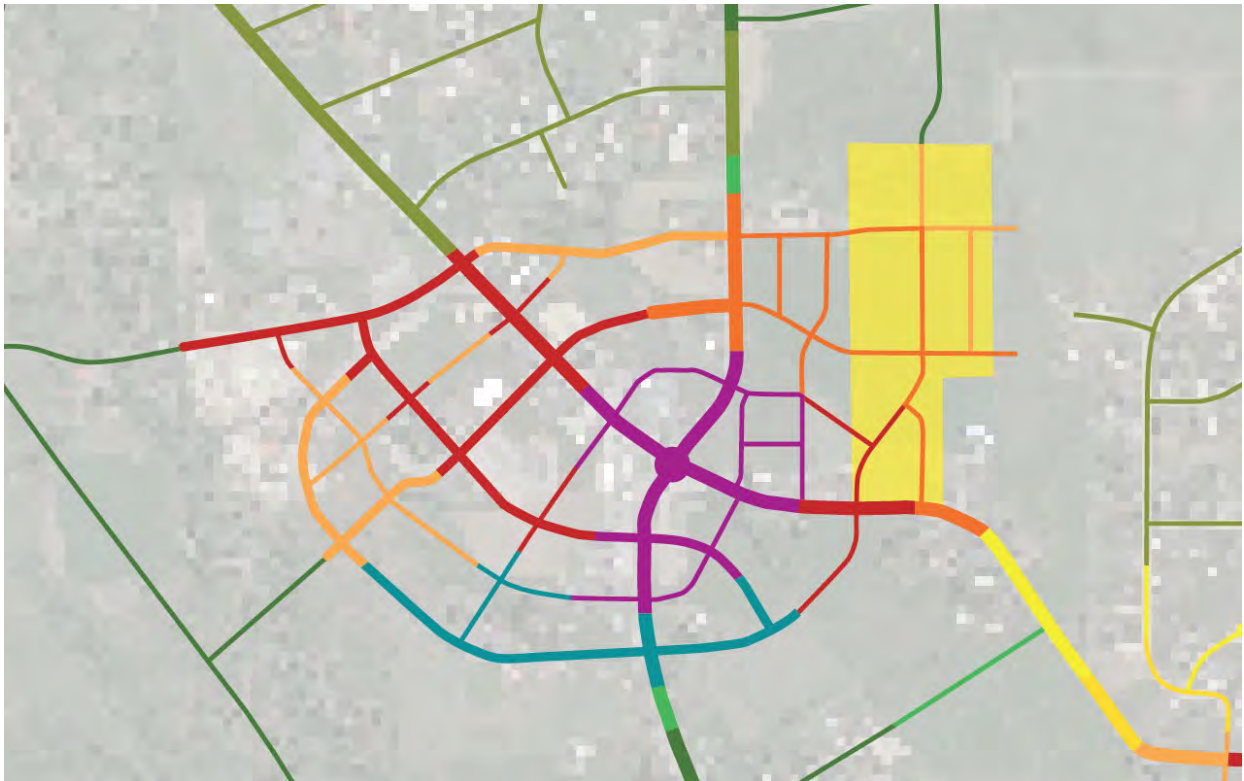
Illustrations of the Mountain Modern design theme being proposed:





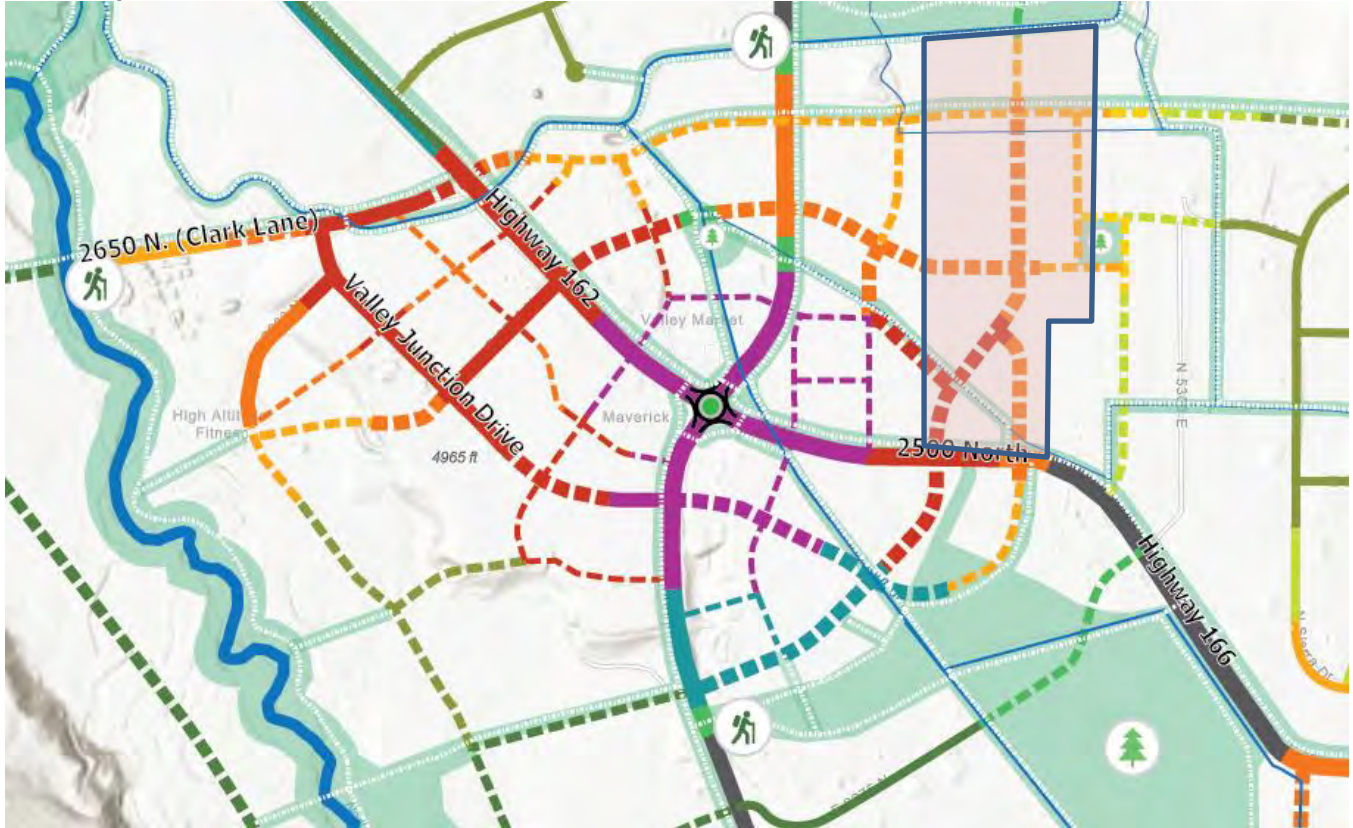
Proposed street regulating plan.

To facilitate the potential amendments, staff request that the applicant provide their requested street regulating plans amendments that are specific to their intended project, and also include other street connections that show how their proposed streets can eventually connect to other existing or planned streets. Their proposed street regulating plan is as follows, with their property in yellow:



In reviewing the applicant's proposed street regulating plan, and hearing prior concerns expressed by the planning commission regarding "village creep," staff has explored the possibility of reconfiguring the New Town Eden area's street regulating plan with the following four options for the Planning Commission to consider. Each attempt to offset the "creep" effect of adding new high-intensity streets. While there are a few specific reasons streets are laid out as they are in each alternative, the Planning Commission should feel at liberty to explore with staff other ways streets can be configured and designated that might make for a better future village.

Staff Proposed Alternative A



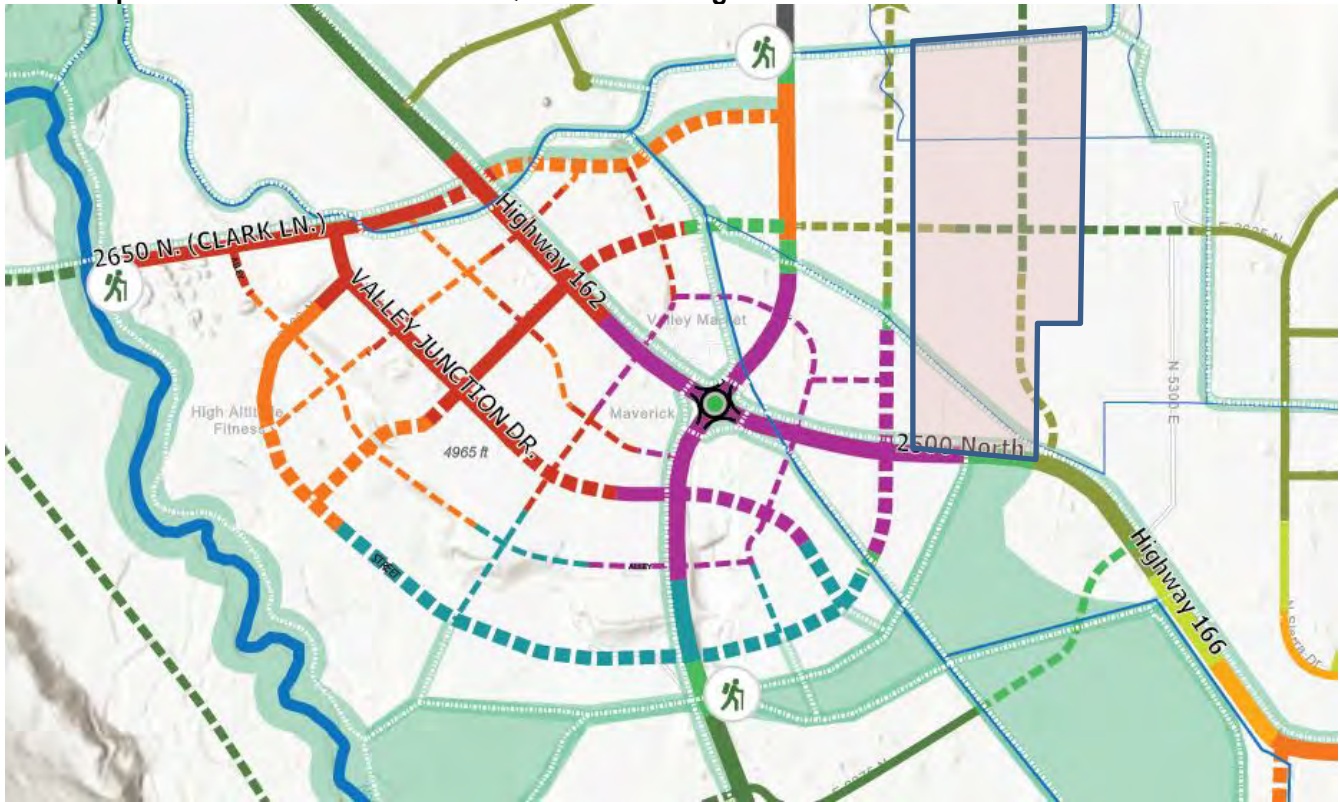
Staff Proposed Alternative B



Staff Proposed Alternative C



Staff Proposed Alternative D – “Status Quo” – No Changes



General Plan Review

When reviewing the proposed amendments, it is important to keep the considerations within the context of the General Plan. The land-use vision written in the general plan is as follows:

*Vision: The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities¹ and be designed in a manner that protects the valley's character. Residential development should be centered around **villages** and town centers and designed to provide open spaces and efficient uses of the land.*

All of the other land-use goals, policies, and implementation strategies should be reviewed within the context of this vision.

Map 8 of the general plan illustrates the general location of intended Village Areas. The following graphic illustrates a zoomed version of Map 8 that focuses on the area that the current Form-Based zone calls New Town Eden.

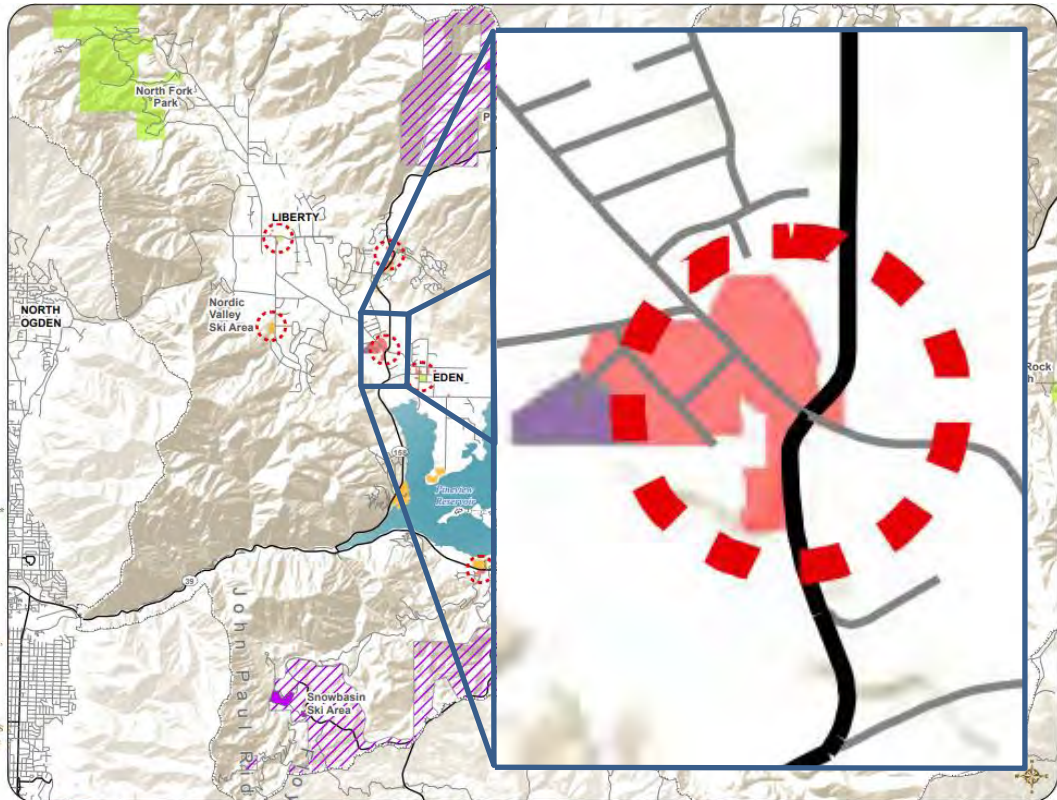
New Town Eden Village Area (Zoomed), Map 8 of the Ogden Valley General Plan

Legend

- Ogden Valley Boundary
- Lakes
- Parks
- Roads
 - State Route
 - Local Road
- 2015 Zoning/Master Planned Areas
 - CV-1, Commercial Valley
 - CV-2, Commercial Valley
 - CVR-1, Commercial Resort
 - MV-1, Manufacturing
 - DRR-1, Resort
 - Resort Master Planned Comm/Mixed-Use**
- Future Planning
 - Village Area*
 - Huntsville Annexation Area

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

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



Commercial Locations & Village Areas

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

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

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

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

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

Exhibits

- A. Proposed Amendments to the Form-Based (FB) zoning ordinance (Redlined Copy).
- B. New Town Eden Street Regulating Plan Maps – Four Alternatives.
- C. Application Information.

EXHIBIT A

WEBER COUNTY
ORDINANCE NUMBER 2023-_____

AN AMENDMENT TO THE FORM-BASED (FB) ZONE TO CREATE AN “EDEN CROSSING” STREET REGULATING PLAN MAP AND RELATED ARCHITECTURAL STANDARDS FOR THE OGDEN VALLEY PLANNING AREA.

WHEREAS, the Board of Weber County Commissioners has heretofore adopted land use regulations governing uses of land in unincorporated Weber County; and

WHEREAS, _____; and

WHEREAS, _____; and

WHEREAS, on _____, the Ogden Valley Planning Commission, after appropriate notice, held a public hearing to consider public comments regarding the proposed amendments to the Weber County Land Use Code, offered a positive recommendation to the County Commission; and

WHEREAS, on _____, the Weber County Board of Commissioners, after appropriate notice, held a public hearing to consider public comments on the same; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments herein substantially advance many goals and objectives of the Western Weber General Plan and the Ogden Valley General Plan; and

WHEREAS, the Weber County Board of Commissioners find that the proposed amendments serve to create the necessary regulatory framework that will guide future development of neighborhoods and communities;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT. The Weber County Code is hereby *amended* as follows:

- 1 **Part II Land Use Code**
- 2 ...
- 3 **TITLE 104 ZONES**
- 4 ...
- 5 ***Chapter 104-22 Form-Based Zone FB***
- 6 ...
- 7 **Sec 104-22-6 Building Design Standards**

8 **Sec 104-22-6.010 Building Design Standards Per Street Type**

9 **Sec 104-22-6.020 Building Design Standards By Area**

10 **Sec 104-22-6.030 Old Town Eden Area Building Design Standards**

11 **Sec 104-22-6.040 New Town Eden Area Building Design Standards**

12 **Sec 104-22-6.045 Alternative New Town Eden Area Building Design Standards**

13 **Sec 104-22-6.050 Nordic Valley Area Building Design Standards**

14 ...

15 **Sec 104-22-6.045 Alternative New Town Eden Area Building Design Standards**

16 In addition to applicable standards in this chapter, the following standards apply to all buildings in the New
17 Town Eden Area:

- 18 (a) **Design theme.** All buildings shall have architectural styling and materials that implement mountain
19 modern-style architecture. Mountain modern-style architecture shall incorporate at least three of the
20 following five options:
- 21 (1) Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof, or a combination of the roof
22 types.
 - 23 (2) A shed-roof at a 2/12 or greater slope that is attached to the side of the building but not attached
24 to the main roof structure.
 - 25 (3) A prominent covered porch, deck element, chimney, or other unique architectural feature or
26 features approved by the Land Use Authority.
 - 27 (4) Vertical rectangular windows, single, paired, or in triples. Paired and tripled windows shall all be
28 the same dimensions. The composition of all windows on a building's façade shall be balanced.
 - 29 (5) Appurtenances such as exposed roof rafter tails, decorative kickers, and exposed beams or column
30 detailing.
- 31 (b) **Building form.** A building's street-facing façade shall be designed to have a base, body, and varying
32 roofline, each of varying design features and building material.
- 33 (c) **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent
34 rooflines.
- 35 (d) **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no
36 less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and
37 constructed to have a building base, building body, and varying building roofline, each having varying
38 building materials or design techniques.
- 39 (e) **Building material.** Building façade walls shall be finished with no less than two diverse types of
40 material. The primary building material shall be wood siding or similar appearing siding. At least one of
41 the building materials used on the building façade shall also be used on all other sides of the building.
- 42 (1) Brick or stone may be used in place of wood if approved by the Land Use Authority.
 - 43 (2) Metal siding may be used on the building's body, as long as the building's base is made of brick or
44 stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet,
45 and is treated to create a natural-appearing aged patina.
 - 46 (3) Stucco may be used as an accent material, but may not comprise more than 30% of a building's
47 facade
- 48 (f) **Colors.** Warm muted earth-tone colors are required. No more than 70 percent of a building's facade
49 shall be white.
- 50 (g) **Examples.** Examples of generally acceptable architectural features are depicted in the following
51 images. Any conflict between details in the images and regulations in this chapter shall be interpreted
52 in favor of the regulations in the chapter.

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69 **Sec 104-22-8 Street Regulating Plans**

70 The following maps depict the adopted Street Regulating Plans for their respective areas. The plans
71 illustrate the intended street layout of the area and the designated street types. The plan is intended to be
72 a guide for the placement of streets and mid-block alleys, and is not designed to survey-level accuracy. A
73 mid-block alley shall be as close to the middle of the block as is practicable, and the street placement
74 shall be within 200 feet of the location depicted on these maps. A land owner proposing development in
75 an area that a street or alley is planned shall be responsible for dedicating the land and constructing the
76 street or alley improvements.

77

78 *(b) New Town Eden Street Regulating Plan*



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[Proposed Alternative A]



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[Proposed Alternative B]



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[Proposed Alternative C]



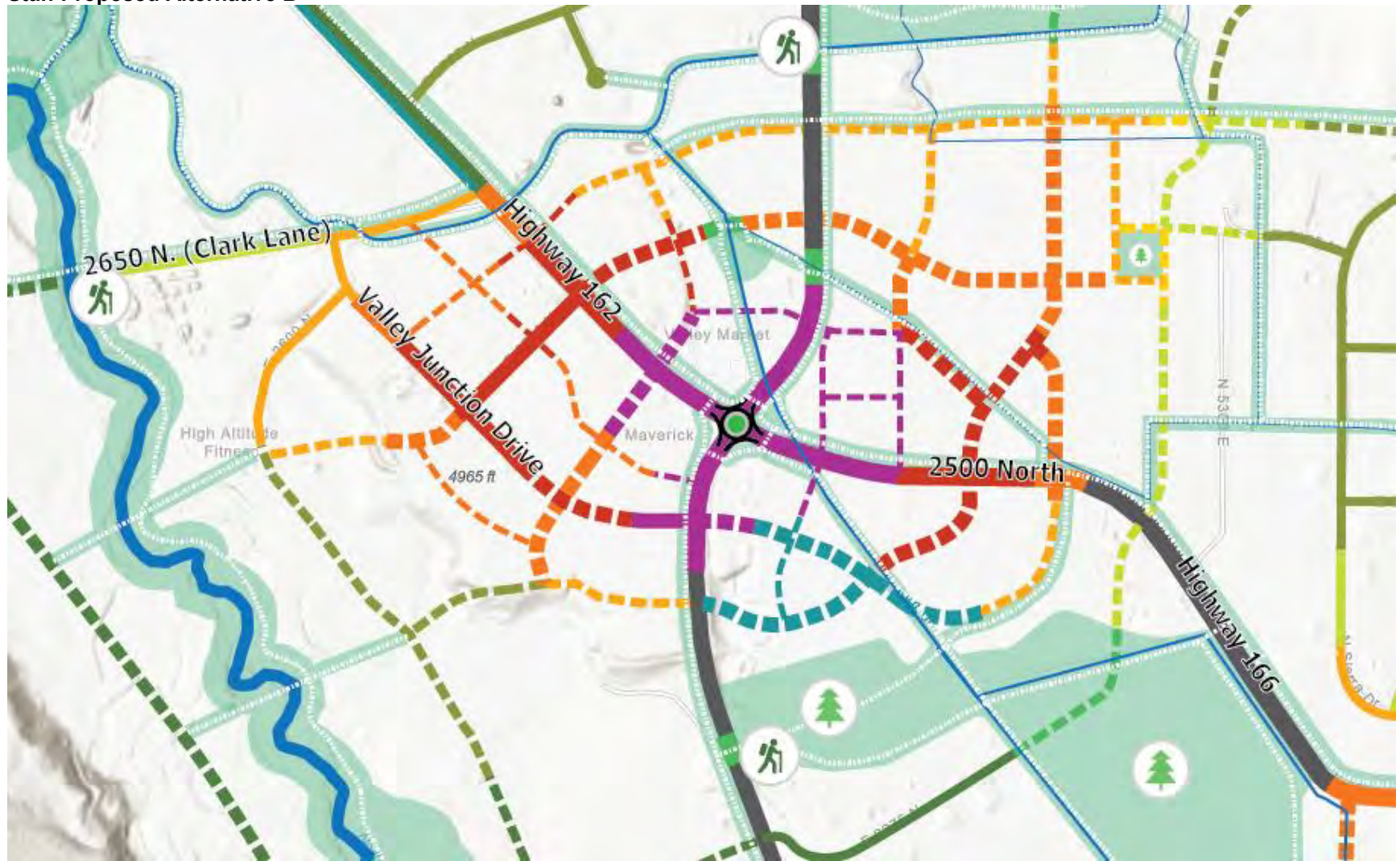
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EXHIBIT B

Staff Proposed Alternative A



Staff Proposed Alternative B



Staff Proposed Alternative C



Staff Proposed Alternative D – “Status Quo” – No Changes



EXHIBIT C

Sec 104-22-6.4 New Town Eden Area Building Design Standards

In addition to applicable standards in this chapter, the following standards apply to all buildings in the New Town Eden Area:

1. **Design theme.** All buildings shall have architectural styling and materials that implement mountain-style architecture. Mountain-style architecture shall incorporate at least three of the following five options:
 1. Either a gable roof at a 6/12 or greater slope, a flat roof, a shed roof or a combination of the roof types.
 2. An attached shed-roof at a 2/12 or greater slope that is not attached to the main roof structure.
 3. A prominent porch, deck element, chimney or other approved unique architectural feature or features.
 4. Vertical rectangular windows, single, paired or in triples and with balanced composition.
 5. Appurtenances such as exposed roof rafter tails, decorative kickers, exposed beams or column detailing.
2. **Building form.** A building's street-facing façade shall be designed to have a base, body, and varying roofline, each of varying design features and building material.
3. **Rooflines.** Rooflines shall be broken every 50 feet, with no less than a 12 inch shift between adjacent rooflines.
4. **Building massing.** The wall massing of building facades shall be broken at least every 40 feet with no less than a six inch shift in the plain of adjacent walls. Each street-facing façade shall be designed and constructed to have a building base, building body, and varying building roofline, each having varying building materials or design techniques.
5. **Building material.** Building façade walls shall be finished with no less than two diverse types of material. The primary building material shall be wood siding or similar appearing siding. At least one of the building materials used on the building façade shall also be used on all other sides of the building.
 1. Brick or stone may be used in place of wood if approved by the Land Use Authority.
 2. Metal siding may be used on the building's body, as long as the building's base is made of brick or stone, and as long as the metal siding is broken horizontally by brick or stone every twenty feet, and is treated to create a natural-appearing aged patina.
 3. Stucco may be used as an accent material but may not comprise more than 40% of a building elevation.
6. **Colors.** Warm earth-tone colors are required. No more than 70 percent of a building's facade shall be white.

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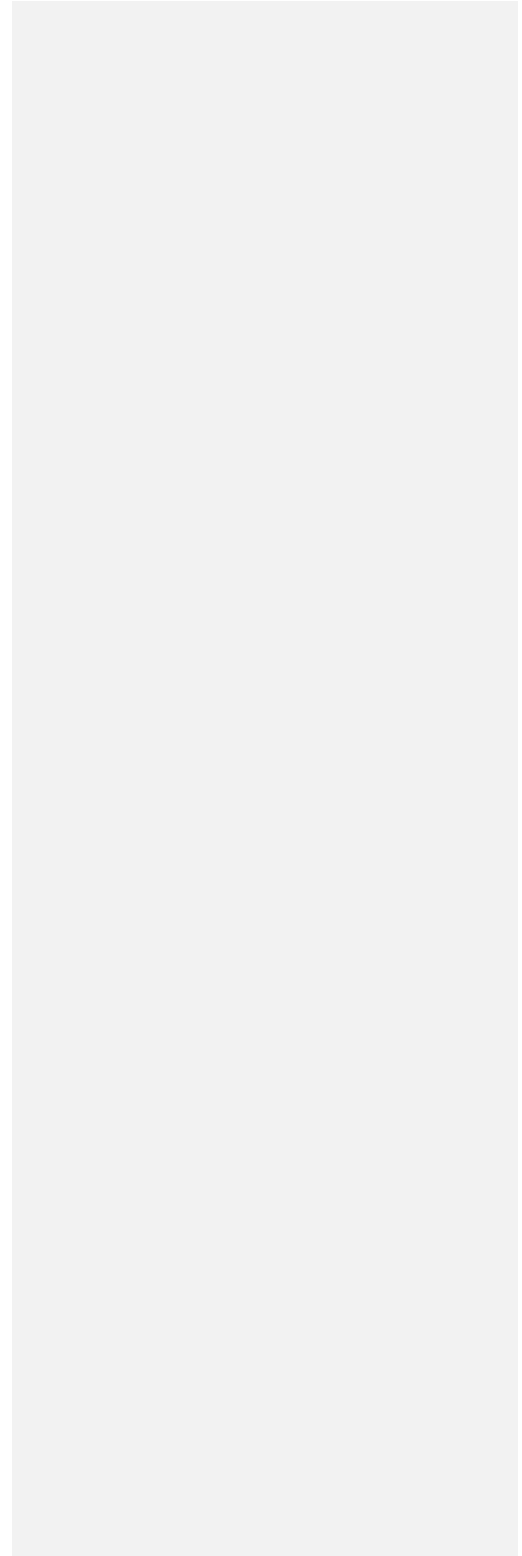
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7. **Examples.** Examples of generally acceptable architectural features are depicted in the following images. Any conflict between details in the images and regulations in this chapter shall be interpreted in favor of the regulations in the chapter.





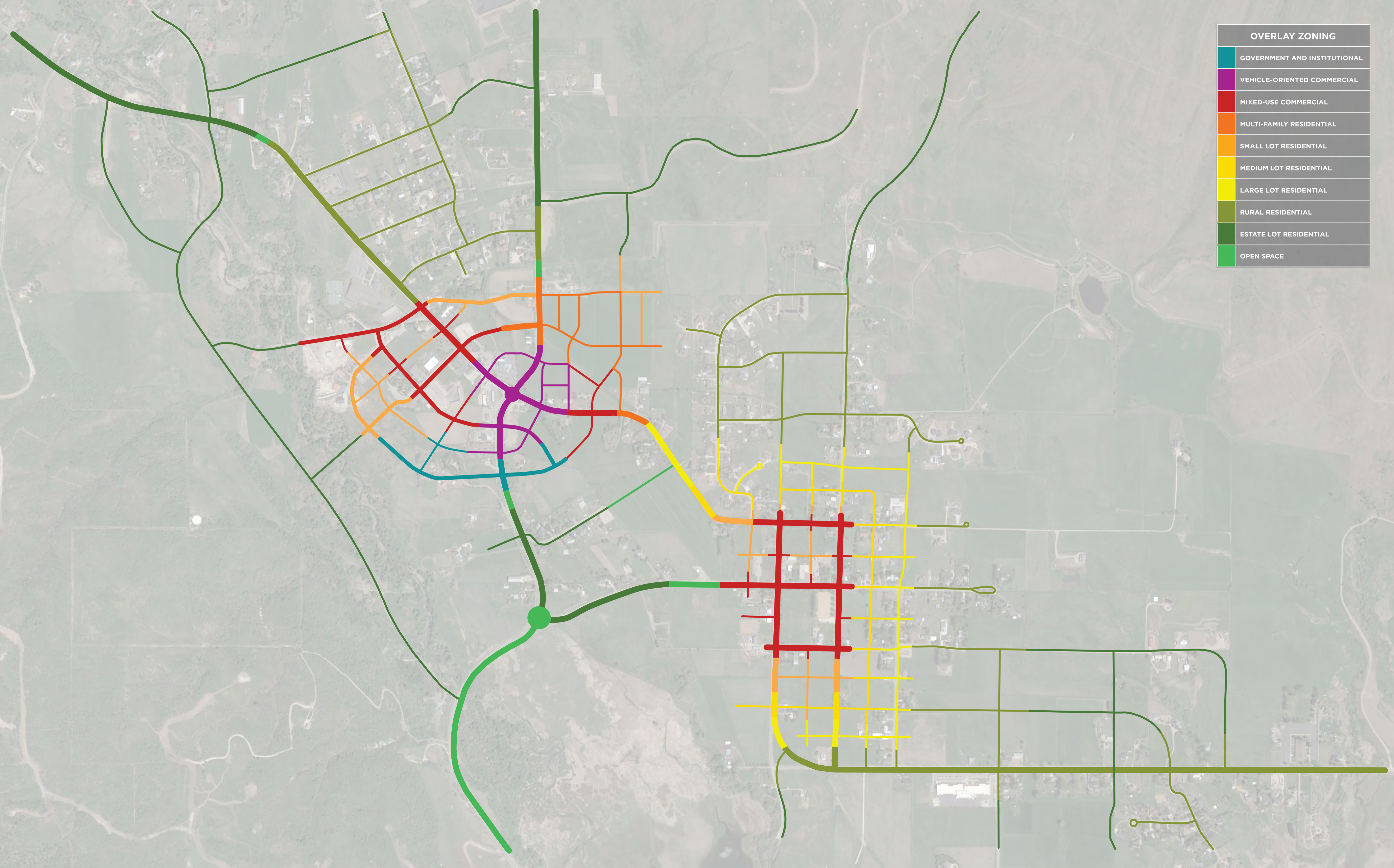
**EDEN CROSSING
VILLAGE**
*Mixed-Use Commercial
Multi-Family Residential*















ZIMBI DENTAL

Integrity Construction



OVERLAY ZONING	
	GOVERNMENT AND INSTITUTIONAL
	VEHICLE-ORIENTED COMMERCIAL
	MIXED-USE COMMERCIAL
	MULTI-FAMILY RESIDENTIAL
	SMALL LOT RESIDENTIAL
	MEDIUM LOT RESIDENTIAL
	LARGE LOT RESIDENTIAL
	RURAL RESIDENTIAL
	ESTATE LOT RESIDENTIAL
	OPEN SPACE