



# OGDEN VALLEY PLANNING COMMISSION AGENDA

## PLANNING MEETING

December 01, 2015

5:00 p.m.

*Pledge of Allegiance*

*Roll Call:*

1. Minutes: Approval of the September 22, 2015 meeting minutes
2. Consent Agenda:
  - 2.1. CUP 2015-21 Consideration and action for a conditional use permit request for "Motorcycle and motor scooters sales and service" and "Snowmobile, ATV sales and repair" to be located at 4930 E 2550 N, Suite 6, Eden UT in the Commercial Valley-2 (CV-2) Zone (Kenny Watkins agent for Dog and Bone, LLC)
  - 2.2. CUP 2015-22 Consideration and action for a conditional use permit request for "Automobile, new or used sales/service" to be located at 4930 E 2550 N, Suites 3-5, Eden UT in the Commercial Valley-2 (CV-2) Zone (Shawn Tuttle agent for Dog and Bone, LLC)
  - 2.3. CUP 2015-23 Consideration and action for approval of a conditional use permit for a manufacturing building with a height of 30 feet to house a distillery to be located at 4795 E 2600 N, Eden UT in the Manufacturing Valley-1 (MV-1) Zone (Jason Peterson agent for Eden Self Storage, LLC)
3. Administrative Items:
  - a. New Business:
    1. Discussion Aspen Falls Cluster Subdivision – Nate Boswell
4. Public Comment for Items not on the Agenda
5. Remarks from Planning Commissioners
6. Planning Director Report
7. Remarks from Legal Counsel
8. Adjourn to Convene to a Work Session

WS1. DISCUSSION: Ogden Valley General Plan

The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT  
Work Session will be held in the Commission Chambers Breakout Room. A pre-meeting will be held in the Commission Chambers Breakout Room beginning at 4:30 p.m.

**Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.**

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Ogden Valley Planning Commission Regular meeting September 22, 2015, in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** Kevin Parson; Will Haymond; Stephen Waldrip, Jami Taylor

**Absent/Excused:** Laura Warburton, Greg Graves, John Howell

**Staff Present:** Sean Wilkinson, Planning Director; Scott Mendoza, Principal Planner, Jim Gentry, Principal Planner; Ronda Kippen, Planner I; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary

***Pledge of Allegiance***

***Roll Call:***

Commissioner Haymond nominated Commissioner Parson for Chair Pro Tem. Commissioner Waldrip seconded. A vote was taken with Commissioners Haymond, Waldrip, Taylor, and Parson voting "Aye." Motion Carried (4-0).

**1. Minutes: Approval of the July 28, 2015 and August 04, 2015 meeting minutes**

Chair Pro Tem Parson approved the meeting minutes as written.

**2. Consent Agenda:**

- 2.1. UVR112513:** Consideration and action on final approval of Phase 2 of The Ridge Townhomes at Wolf Creek PRUD, 8 units, in the Forest Residential (FR-3) Zone, located at approximately 3400 North Moose Hollow Drive. (John Lewis agent for Capon Capital)

**MOTION:** Commissioner Haymond moved to approve UVR112513 on final approval of Phase 2 of The Ridge Townhomes at Wolf Creek PRUD, 8 units, in the Forest Residential (FR-3) Zone located at approximately 3400 North Moose Hollow Drive. Commissioner Taylor seconded. A vote was taken with Commissioners Haymond, Waldrip, Taylor, and Chair Pro Tem Parson voting "Aye." Motion Carried (4-0).

Director Wilkinson summarized the open meeting statement.

**3. Administrative Items:**

**a. Old Business**

- 1. CUP 2011-02:** Consideration and action to revoke a conditional use permit for a surface boulder collection operation located at approximately Avon Divide-Weber/Cache County Line in the Forest (F-40) Zone (Dan Lockwood agent for Pine Ridge Products).

Ronda Kippen stated that the 2010 rock collection operation began on the property located along the Weber and Cache County line (located east of the Avon Divide), as a temporary use of gathering rocks for the Ogden River Restoration project. References Dan Lockwood, from Pine Ridge Rock Product. Property owner will be Karl Jensen or Jensen Land Holding, to differentiate the two different partners.

In 2011, Dan Lockwood petitioned the County for a Conditional Use Permit, allowing for surface boulder collection in the F-40 Zone for which "mine, quarry, and gravel pits" are conditionally permitted. Multiple complaints were since made to the Weber County Valley Planning Division due to heavy truck traffic, irregular work hours, and mass excavation on the site.

On September 1, 2015, a site-visit was made by the Planning Division staff with representatives from the Utah Department of Natural Resources (DNR). A citation for non-compliance was issued by DNR to Pine Ridge Excavation and Landscapes on September 3, 2015, ordering a cessation of all mining activities. DNR ordered reclamation of the site to begin immediately, with re-grading to be completed by October 16, 2015, and reseeded to be completed by November 13, 2015.

After multiple attempts to work with Dan Lockwood in resolving these violations, Weber County Planning Division forwarded a request to revoke the conditional use permit (CUP INDX 21-2011).

The Planning Commission needed to determine whether Dan Lockwood had continued to operate outside of the approved proposal and conditions of the Conditional Use Permit for surface boulder collection. The Planning Division

recommended revocation of CUP 2011-02. The recommendations for revocation are listed in the findings of the staff report.

Commissioner Waldrip asked Mrs. Kippen whether the truck traffic from September 21 was from Weber County side. Mrs. Kippen responded affirmatively.

*Matthew Brahana, Attorney, Law Firm of Bancock, Bagley, Cornwall, McCarthy; Dan Lockwood, 5398 Bighorn Parkway in Eden.* Mr. Brahana introduced Dan Lockwood, from Pine Ridge, who will give a history of the development of this operation, as well as respond to the allegations brought forth by the County.

Dan Lockwood discussed the permits obtained in 2004 with Weber County, and in 2013 with the Mining Safety Health Administration (MSHA). He stated that, at the time, business operations involved surface rock extraction, not mining.

Matthew Brahana showed a copy of the ordinance as it existed at the time the revocation began, and stated that many of the issues being submitted by Ms. Kippen were tied to the application, and not to the permit on certain circumstances. He claimed that the relationship with the Planning Division had not been amicable lately, and that Pine Ridge had attempted to work with them. A cessation order was put into place and Pine Ridge was concerned about their ability to continue working as a business. Chair Pro Tem Parson asked if they had posted a bond. Matthew Brahana replied not yet, and that they had until November 3, 2015, to comply with the provisions that were in the order.

Matthew Brahana stated that Pine Ridge had worked the same way over the years, and that the Planning Division never had a problem with them until just recently. He referenced the issue of terrain grading and the description of surface boulders.

Chair Pro Tem Parson referred to the heavy equipment being used during boulder extraction, and claimed that the Planning Division had been okay with it. Matthew Brahana responded that the issue was regarding grading and mining, which the permit did not mention, and was left open for interpretation.

Commissioner Haymond questioned boundaries between Weber and Cache counties, and where the equipment and inspections were located. Commissioner Waldrip asked for operation percentages in Cache versus Weber County. Dan Lockwood offered to provide maps with acreage. Matthew Brahana replied that he was not aware of the acreage or the percentage. Commissioner Waldrip asked for a rough guess. Dan Lockwood stated that the county line was a watershed line, and did not follow any section markers, but that approximately 40% of the disturbance took place in Cache County.

Commissioner Haymond inquired as to the purpose of the screen. Dan Lockwood spoke of the process of obtaining the DOGM permit for the granulated bedrock. Matthew Brahana discussed the stock pile of material onsite, the permit, and extension approvals. Dan Lockwood explained the process involving various sized boulders.

Matthew Brahana discussed the issues with signage.

Chair Pro Tem Parson inquired whether the concerns were noted. Matthew Brahana replied that they had done everything reasonable and appropriate for all conditional permits that the county required. Matthew Brahana mentioned the amount of truck traffic and the impact on nearby homes.

Commissioner Waldrip requested a copy of the March 1, 2011, Ogden Valley Planning Commission Notice of Decision for use with his presentation. Matthew Brahana replied in the affirmative. Matthew Brahana mentioned complaints involving trucks working at irregular hours, and emails between Weber County Sheriff Department and code enforcement officers.

Chair Pro Tem Parson asked for the response to the letter from Attorneys Smith Hartvigsen, PLLC, where it stated that they were not authorized by the property owner. Matthew Brahana responded that Mr. Jensen did not object to surface rock collection, but to mining, gravel screening, and expansion of mine operations. Agreements between Pine Ridge and Mr. Jensen remained in place.

Commissioner Taylor mentioned the need for the Jensen's approval and signature on the Division of Gas, Oil, and Mining Permit. Dan Lockwood stated that Mr. Jensen signed the initial permit, but was uncomfortable with the DOGM Permit involving mining.

Matthew Brahana mentioned complaints about operations taking place 24 hours a day. Dan Lockwood responded that those operations had to do with staff training, required by MSHOT. He also mentioned other agency requirements that complicate their business processes.

Chair Pro Tem Parson inquired whether the screen plant was placed after the DOGM Permit was issued. Matthew Brahana said that the DOGM approval was given in March 2015. Dan Lockwood stated the use of another type of screen prior to that.

Matthew Brahana mentioned the failure to file a current storm water prevention plan. Dan Lockwood explained the status of the SWPPP.

Matthew Brahana wanted to provide an escrow for the restoration of the Weber County Planning Division. The State was the bonding agent for purpose of reclamation. Commissioner Waldrip asked when the bond was posted. Matthew Brahana replied that the payment was made March 27, 2015, with the state. Chair Pro Tem Parson asked if this was the initial bond payment previously mentioned with Commissioner Waldrip. Matthew Brahana replied that it was a state requirement, but had not been prior to that. Director Wilkinson said the county did require that as part of the conditional use. Matthew Brahana referred to the permit issued in July 2011 indicating all requirements being met for the Conditional Use Permit.

Commissioner Taylor inquired whether the counsel was referring to the hand written letter. Matthew Brahana replied negatively, and that he was referring to the conditions of approval being met. Dan Lockwood mentioned a bond requirement that was asked by the County back in 2011, not for the upper site but for the lower site. Curtis Christensen fixed the road with funds, but was not aware of any bond for the upper site.

Commissioner Waldrip referred to the Storm Water Pollution Prevention Plan, inquiring whether it was only for the lower area, and not the upper. Dan Lockwood responded affirmatively, and that a plan for the upper area already existed. Sean Wilkinson stated that the Planning Division had no records of an original storm water prevention plan. Ms. Kippen mentioned her repeated efforts to obtain one. Dan Lockwood replied that he had requested a copy of the check and will provide that. He would also request records from their bank.

Matthew Brahana questioned the appropriateness of revoking the permit and defended Pine Ridge as complying with most requirements, and willing to work with the Planning Division on all others.

Commissioner Waldrip requested a physical copy of the DOGM Permit that could be entered into the record that day. Director Wilkinson referred to Mr. Baker to address the issue. Commissioner Waldrip again inquired about the location of the permit. Matthew Brahana affirmed that a copy was present. Mr. Lockwood mentioned his misunderstanding about the permit requested.

Commissioner Waldrip, Matthew Brahana, and Dan Lockwood discussed the existence and status of permit copies and CUP.

Commissioner Taylor referred to the 2011 Conditional Use Permit application, and inquired whether the purpose was to improve grazing for livestock. Matthew Brahana replied affirmatively, stating such as the reason for removing surface boulders. Dan Lockwood mentioned the DOGM permit, and the existence of two different operations.

Commissioner Taylor questioned the intent stated on the application versus the current operations of the company. Matthew Brahana replied that the skills of operation had increased. When the project was completed, however, the final result would be better grazing land.

Commissioner Waldrip inquired about the property owner's approval and lease of the property. Dan Lockwood explained the terms of the lease. Matthew Brahana stated that the lease's rights were not tied to the permit. Commissioner Waldrip disagreed, stating that a new lease agreement with the property owner must be signed and provided to staff prior to issuance of conditions of permit.

Chair Pro Tem Parson wished to discuss an August 2015 letter to Ms. Kippen from Smith Hartvigsen, and review the Citation for Non-Compliance by Mike Bradley, dated September 2015. Matthew Brahana clarified that it referred to the cessation order and that Mr. Bradley was not available at the time to expand on the issue. The only work being done since has been for reclamation. Chair Pro Tem acknowledged that the current reclamation activity could be confused with past operations.

Commissioner Haymond asked Mr. Lockwood about his mention of the property owner's initial approval for surface boulder collection, and referenced a letter to Mr. Jensen's attorney, dated August 26, 2015. Matthew Brahana explained the conditions under which the letter was sent.

Commissioner Waldrip inquired whether the company complied with the schedule limitations. Dan Lockwood responded affirmatively. Commissioner Waldrip inquired about weekend work. Matthew Brahana questioned the definition of work. Dan Lockwood stated that they had approval to continue visiting the site for activities other than boulder extraction (e.g. picking up debris, filling out time cards, etc.).

Commissioner Taylor wished to see the amendment. Matthew Brahana replied the need to look for it, and mentioned the after-hours working conditions.

Commissioner Waldrip inquired about the compliance of a fourth point. Matthew Brahana referred to a restoration plan that Mr. Lockwood gave to the Planning Division, but was not in their file. Commissioner Waldrip asked if Mr. Lockwood had a copy. Dan Lockwood replied that the plan was a hand drawing, not a formal one. Commissioner Waldrip stated that the restoration plan was acceptable and if it was their assertion that they had complied with it. Dan Lockwood replied that they had reclaimed finished areas. Commissioner Waldrip emphasized that the conditions of the restoration plan were based on the removal of surface boulders. Dan Lockwood referred to a new restoration plan with DOGM, since the one issued to the county, which allowed for reclamation.

Commissioner Waldrip wished to review all the conditions by which the County issued the permit. Matthew Brahana wished to submit a number of signatures from neighbors in the area who supported Pine Ridge and their conditional use permits.

*Carl Jensen, 7555 N 6800 W, Tremonton UT, Property Owner; Kathryn Steffey, Smith Hartvigsen, Legal Counsel* questioned how much the property owner, Mr. Jensen, had actually authorized to take place on his property. His signature was not found on DOGM application.

Kathryn Steffey mentioned a lien filed against the property by Mammoth Machinery. If Mr. Lockwood was not allowed to remove the stock piled rocks, it would fall against her client. They asked the commission to solely allow the removal of the stock piles as indicated in the September 16<sup>th</sup> letter from the state, and to allow him to do that consistent with the letter that was issued by DOGM with the November 4<sup>th</sup> deadline. Mr. Lockwood should be allowed to gain some funds to pay off the lien, and reclaim the property. They did not want to have any additional excavation on the property that was never authorized.

Carl Jensen said that he had only agreed for surface rocks to be removed from his property, and that he had never agreed to mining. If his signature was on the DOGM for a mine, he was unaware that it was for a CUP. He only wanted operations to continue if it was to clear away surface rocks in the area.

Chair Pro Tem Parson questioned the definition of surface rocks, and claimed that every time a rock was extracted, a new surface emerged. Mr. Jensen authorized the removal of rocks only from a certain area of his property, and to help with the Ogden River Project. This specific portion of property was never intended for grazing.

Kathryn Steffey mentioned 2011 meeting minutes where it stated that no excavation would be considered, and that the issuance of the CUP was based on that. Surface rock was defined as being 90% on the surface and 10% underground. The mining of the property was unjustified.

Commissioner Waldrip inquired about the conditions for Pine Ridge to restore the property given the November 4<sup>th</sup> Mining Stop Work Order. Kathryn Steffey stated that Pine Ridge was allowed to gather boulders, loose materials, and reclaim the property according to the September 16<sup>th</sup> letter. Commissioner Waldrip wanted to make sure that the reclamation took place completely by November 4<sup>th</sup>.

Commissioner Taylor stated that the purpose of the permit was to remove those rocks seen on the surface at that time. Kathryn Steffey confirmed that, and if they looked at the lease, or the hand license, it stated to haul off surface rocks, it did not say to dig up. She believed that this clearance was acceptable without excavation. Commissioner Taylor stated that she understood the purpose and intention of the permit was for grazing.

Commissioner Waldrip asked Ms. Kathryn, so your request now for no further harvesting, because you want them to haul off the existing stock piles, and no further harvesting of anything that has not previously been harvested and stock piled, and that is their request. Kathryn Steffey replied exactly, meaning that they would revoke the CUP with the recommendation put in place by Division of Oil, Gas, and Mining.

Commissioner Haymond stated that the situation was difficult, and inquired about the outcome in the case payment was not made. Kathryn Steffey replied that she had asked Mr. Lockwood to post a bond with them in order to provide alternate security, but no formal agreements had been signed yet. It was under a mining lien, though Mr. Jensen was not aware that his property was one.

*Paul Baker, 8922 E 200 S in Huntsville, said to be the Manager of the Minerals Regulatory Program for the State of Utah Division of Oil, Gas, and Mining, explained the definition and process of mining: the extraction of mineral products larger than a centimeter using mechanized equipment. He reviewed the terms of the reclamation bond and the terms by which environmental harm or public safety is compromised.*

Chair Pro Tem Parson questioned the requirement of a \$75,000 dollar bond given the circumstances. Paul Baker agreed, stating that it was due to the mining taking place outside of the permitted area.

Commissioner Waldrip asked if that included land in both Weber and Cache Counties. Paul Bradley replied affirmatively.

Commissioner Taylor noted that the project area was 820 acres. Ms. Kippen replied that there were maps with the mining, reclamation, and revegetation area. Paul Baker requested the maps so as to calculate more accurately their needs.

Commissioner Waldrip inquired about the timing the applicant had to respond to the September 16<sup>th</sup> letter. Paul Bradley replied that there were certain time frames. Commissioner Waldrip stated that the stop work conference was an opportunity for the person who had been notified to appeal that decision. Mr. Bradley discussed the work cessation order.

Commissioner Taylor questioned the relationship between the conditional use permits issued by both departments. Mr. Bradley replied that they were largely independent processes; they did not enforce county ordinances.

Commissioner Waldrip inquired further about the mining process and the one centimeter stipulation. Mr. Bradley replied that he would have to get into a lot more detail of geology and definitions, as well as the exceptions.

Commissioner Waldrip asked whether the current rock collection occurring on the property was subject to DOGM regulation. Mr. Bradley replied affirmatively.

Chair Pro Tem Parson referred to the details of the Notice of Intention. Mr. Bradley replied that the SMONOI Form was the Notice of Intention, and the first form was submitted for the amendment application.

Chair Pro Tem Parson moved the work session agenda item to this point and indicated that further discussion would take place later in the meeting.

**MOTION:** Commissioner Waldrip moved to temporarily suspend discussion of CUP 2011-02 and go to work session to discuss staff issues. Commissioner Taylor seconded. A vote was taken with Commissioners Haymond, Waldrip, Taylor, and Chair Pro Tem Parson voting "Aye." Motion Carried (4-0).

**4. Adjourn to Convene to a Work Session:**

**WS1. DISCUSSION: Cluster Subdivision Discussion**

Scott Mendoza reviewed current cluster subdivision requirements, and mentioned a citizen inquiring about the possibility of amending the current Cluster Subdivision Code to allow an existing (or new) farmhouse and lot, to be next – or adjacent- to an open space parcel, and not be a part of the other clusters as currently required.

Chair Pro Tem Parson asked whether the farmhouse would count as a unit. Scott Mendoza replied that it would be very difficult to amend the code, but that an exception within the code could be provided for a farmhouse intended to function as part of the farm.

Commissioner Waldrip asked whether it would exclude it from the calculations, as far as acreage and number of lots. Scott Mendoza replied that it would count as part of the density, but would not need to be part of the other clusters. The result would be a parcel farmstead, with the homes clustered over in another part of the project.

Commissioner Taylor asked how it would affect road requirements. Scott Mendoza replied that road requirements would remain the same. If needed, the landowner could request an access exception form which could be approved administratively, if certain criteria and standards were met.

Chair Pro Tem Parson mentioned weight requirements would need to be met. Scott Mendoza replied that it would have to support a 75,000 lb. vehicle, and stricter requirements could apply, as needed. One standard of the access exception stated the need to be a turnout provider.

Commissioner Waldrip stated that there were situations with specific homes (thinking of homes in the valley), where the existing driveways would not meet the road ordinance or weight limits. If an exception was granted, the entire road would potentially need to be redone in order to meet standards.

Commissioner Taylor inquired how the code currently stood for a situation where there was a cluster subdivision on large acreage, the family farm, a farm, and a barn. Scott Mendoza replied using the example of a 20 acre parcel where an owner might like to develop, but future generations may not be interested in operating the farm. He described various scenarios, while seeking the most productive outcome.

Commissioner Waldrip commented that if a landowner had an existing, noncompliant access road to a farmhouse, they would not be required to make significant changes in order to obtain additional lots. Their goal would be to preserve the family farms and heritage of the homes; to require them to spend \$50,000 - \$100,000 dollars to upgrade to new standards would be too much. The clustering of the other home sites would be required to meet current code.

Scott Mendoza replied that, depending on the design, frontage roads could be done away with, which could be addressed through the Access Exception. The zoning code with the access exception would be consistent with the Fire District's standards.

Commissioner Waldrip asked if the county would be required to upgrade the road if there was no change in the use of the lot. Scott Mendoza replied no, because the referred parcel would still have frontage. Commissioner Waldrip and Scott Mendoza confirmed the parcel and farm in question. Commissioner Waldrip stated that there would have to be a change in usage, which would require a change in that road if they were including it in the subdivision. Scott Mendoza replied that it would trigger a review for an access exception, if that lot were not to have frontage.

Chair Pro Tem Parson mentioned that the subdivision could be on a crushed road base, as long as engineering requirements were met. Scott Mendoza replied for an access exception.

Commissioner Waldrip inquired whether with the access exception they would still have to meet current fire safety code. Scott Mendoza replied that the standards were in place to ensure sufficient clearance for fire trucks.

Commissioner Waldrip said that the situation was typical where frontage would be taken and the back property left. Scott Mendoza explained that this is a growing issue as families question future home-sites for their children.

Commissioner Taylor inquired whether they needed to add the language or update the general plan, and to focus more fully on the issue of preserving these hard acreages. Scott Mendoza replied that the existing plan currently addresses the preservation of family farms and rural character. He said he would consider language for a new amendment and return with some ideas.

Commissioner Waldrip said that he would like the least evasive process for the family. Scott Mendoza stated that some homeowners had provided compaction engineering to their driveways without too much of an investment.

Commissioner Waldrip and Scott Mendoza discussed the operation of the open space parcels.

Commissioner Taylor discussed the need to keep open space as a source of revenue, with structures, otherwise it would be difficult.

Commissioner Waldrip mentioned the difficulties of selling without a lot or having very limited rights. Scott Mendoza said that he was thinking about title issues.

Commissioner Waldrip and Scott Mendoza discussed various conditions for ownership of open spaces versus the cluster subdivision.

Commissioner Taylor stated that she would like to see options.

Chair Pro Tem Parson wished to continue the discussion further. Scott Mendoza said that the staff would visit with the Western Planning Commission the second week of October, and would come back with suggestions.

Chair Pro Tem Parson said that he would like to officially open to redirect the discussion of CUP 2011-02.

Courtlan Erickson, County Attorney Office, on behalf of the Planning Division, said the three parties meaning Mr. Erickson, Ms. Steffey, and Mr. Brahana, wished to propose the resolution that the County Planning Division would withdraw its recommendation to revoke the CUP, given that Mr. Lockwood agreed to certain conditions (e.g. compliance with CUP and DOGM requirements, bond payment, and provide maps). The parties were willing if DOGM could adjust the deadline for removal of stockpiled material. Mr. Lockwood requested the extension date of November 30, 2015. The parties were willing to agree to the terms, and it was left to the State. Katheryn Steffey said just to clarify, in compliance with the DOGM letter that meant that it was only the removal of the existing stock material; no new creation or harvesting of any sort. Matthew Brahana wished to clarify also that Pine Ridge was agreeable to that, with the understanding that they would be using heavy equipment for the removal of the stockpiles, and the County would not take the position that this was in violation of the CUP.

Courtlan Erickson stated that the County reserved the legal right for future recommendations to withdraw the CUP, if violations continued to occur. Conditioned on this agreement by the parties, that was the recommendation of the County Planning Division.

Commissioner Waldrip asked whether it was irrespective of what the state says. Matthew Brahana stated that they would make a payment to the state to be placed in their reclamation bond account before reclamation began.



Commissioner Waldrip, Matthew Brahana, and Katheryn Steffey continued to discuss the terms and conditions of the bond amount and payment.

Chair Pro Tem Parson asked if this was pretty much just for reclamation to go forward, and the sale of what rock was left stockpiled. They were not doing a CUP for an ongoing operation, this was for land reclamation. Matthew Brahana replied: "Essentially, yes, Commissioner." Katheryn Steffey said her understanding to the reference to the CUP was the conditions for the hours of operation, and things like that, but it was not the harvesting of additional rocks. Courtlan Ericson confirmed that it was limited to removing the current stockpiles.

Commissioner Waldrip inquired about the CUP terminating at the conclusion of those activities. Matthew Brahana explained that the mine would be unavailable during the winter, allowing time for the parties to work out any additional arrangements. That would then be on the basis for an amended CUP application, or at least to see the application, depending on the case.

Commissioner Waldrip asked: "Again, I am going to hammer on this, is it the intent that prior to any commencement of additional harvesting, what we call harvesting the Division would call mining, so I think we need to call it what it is; before any additional mining, which means you are dealing with anything over one centimeter" (thanks is extended to the representative from the State Division of Oil, Gas & Mining for the education of what mining entails); "prior to the recommencement of any mining activity, that it would come before this body for an amended CUP?" Mr. Steffey stated that she would be ok with that. No response from Mr. Brahana.

Courtlan Ericson said that the county was withdrawing their request to revoke their CUP, subject to agreements from the other parties.

Commissioner Waldrip stated: "We've all just spent, what time did we start? Five o'clock-3 ½ hours here, we've got a lot of people here that we haven't even heard from, because Mr. Lockwood did things without adequate notice, compliance, or thought. He has done things that have caused us to waste a lot of time. I'm glad there is a resolution, but I don't want to get back here -and I don't have a lot of confidence that we won't end up back here- if we don't make some provisions for a very distinct, careful, explanation of what can, and cannot, happen on that property, and that those expectations are much more clearly laid out than exist in the current CUP."

Commissioner Waldrip stated that the only way that he would recommend the other commissioners not to consider the revocation of this conditional use permit, was if there was a concrete plan and something that they could all have a short public hearing on; where those conditions were very clearly established, and all of the documentation was complete, and everyone agreed at the end. Katheryn Steffey replied that she agreed.

Commissioner Waldrip asked if that was something that he had to confer with his client. Matthew Brahana stated that he was unsure what would happen with the existing CUP, given the deadline of November 30, 2015, for operations to stop. He hoped for a new lease with the landowner, but acknowledged that the landowner might not wish to renew the lease.

Commissioner Waldrip disagreed, stating that the whole reason they were there was because of the confusion of the current permit. Director Wilkinson stated that the state letter said that mining would cease. Commissioner Waldrip said that they could continue if they fixed their Notice of Intent. Director Wilkinson replied that a new conditional use permit would be needed for any new mining activity; otherwise, no mining was allowed under the conditional use permit that they were currently facing.

Commissioner Waldrip wished to clarify whether this conditional use permit did not allow the continuation of any operation that would be considered mining. Director Wilkinson replied that was his take on this, and they were going by what the Division said.

Commissioner Waldrip stated that, allowing the continuation of mining, or not, was the issue that needed to be resolved that day, so as to not cost anyone anymore time or money. Matthew Brahana requested to speak to his client. Commissioner Waldrip asked Katheryn Steffey to confer with her client.

The attorney's left to confer with their clients.

Chair Pro Tem Parson asked legal counsel if he could open this up for public comment. Courtlan Ericson replied that it would be okay.

Courtlan Ericson said that it was brought to his attention that the applicant was not in the room. At that time the applicant and his attorney returned.

Matthew Brahana stated that Pine Ridge was willing to accept that no operations would occur after November 30, 2015, or if DOGM did not extend the date beyond the fourth, until either a new CUP had been issued, or the existing CUP had been amended to address the various concerns that had been set forth. Commissioner Waldrip clarified that if DOGM said they had until November 14<sup>th</sup>, or another reasonable date to get the work done, they were in favor. Katheryn Steffey stated that the last day possible would be November 30, 2015. Matthew Brahana stated that DOGM said until November 14, 2015, so that was when it would end.

Chair Pro Tem Parson opened for public comments.

*Michael Formica, 5334 N 3760 E in Liberty*, stated his appreciation for Mr. Lockwood's business, but would like to ask the commission to consider checking the weight limits on trucks (referenced Jake Brakes) that go over the North Ogden Divide; to consider a different route, and the road damage caused by these trucks.

*Bryan Bailey, 3878 N 3300 E in Liberty*, stated his support for Dan Lockwood, and understood the need to come to an agreement regarding the hours of operation.

*Doug Scovel, 4776 E 2600 N in Eden*, said to be employed by Pine Ridge, and oversaw the truck activity in the valley. He stated that the use of Jake Brakes was prohibited by all their drivers in the valley and down the canyon. They took care to not overburden any of the three road exits, and to comply with the required schedules.

*Anthony Ward, 3184 E 4100 N in Liberty*, commented on property owners' rights, operators with an invested capital, and the residents in the surrounding area. His concerns included trucks coming over the divide, taxes, and the impact on small businesses.

*Brett Montgomery, 5765 N 3100 E in Liberty*, commented on the number of trucks that Mr. Lockwood owned, and referred to the schedule that would reduce residents' complaints. His concerns were more for the Avon Pass, stating that the road was supposed to be closed from mid-November until the spring; yet, Mr. Lockwood had a key to access through the gate whenever he wanted to.

*Doug Cardon, 7948 E 100 S in Huntsville*, stated his support for Mr. Lockwood, affirming he would do what he said he would. He referred to his own experience of having Mr. Lockwood do work for him.

Chair closed for public comments.

Chair Pro Tem asked Dan Lockwood and Matthew Brahana if they wanted to speak for rebuttal.

Matthew Brahana, Attorney, said that, considering the recommendation that has been agreed to among the counsel, there was no further need to address the issues. Dan Lockwood apologized for some of the concerns brought up, as he was trying to run a good business and navigate the regulations.

Commissioner Waldrip stated that he personally wished him success and realized he had a lot of support, but that there needed to be clarity regarding the terms of the new conditional use permit. He told him to have everything in order next time before their next meeting.

Ronda Kippen said that many people were being affected by this issue (landowner, business owner, employees, and residents), and there were challenges enforcing the current conditional use permit. The company did not have permits to work in Cache County either, even though they said they did.

Courtland Erickson, Legal Counsel, said that the counsel for Mr. Lockwood had written it down, and he had agreed to read it.

Matthew Brahana, Attorney, said what the Planning Division Attorney, Attorney for Mr. Jensen, and himself, Attorney for Pine Ridge, have agreed to; would be that the Division requests that the CUP 2011-02 revocation be withdrawn for consideration on the following conditions:

Pine Ridge agreed to the conditions of the September 16, 2015 Division of Oil, Gas, and Mining (DOGGM) letter that had been entered into the minutes in the subject matter of Stop Work Conference Finding, Conclusions, and Order of the Pine Ridge Quarry Cessation Order MC-2015-68-02, S/057/0010 Weber County Utah. That is the most recent order from Dana Dean that allowed Pine Ridge to conduct the following activities until November 4, 2015. Gather the boulders and restore areas two and three to the side of the road as discussed. Gather any other loose materials and stock piles, or areas where new disturbances did not require reclamation of any kind. It also required Pine Ridge to post a bond of \$20,000 for the disturbed areas; file additional forms and requirements, and maps with the division. That agreement was subject to the following modifications; the parties being the Planning Division, Mr. Jensen, and Pine Ridge agreed that operations should end no later than November 30, 2015. Second half of that bond requirement \$10,000 would be paid before operations recommenced; the balance of that bond obligation would be paid by November 4, 2015 per the letter. The County and Mr. Jensen agreed that, if that additional bond amount was reduced upon request by Pine Ridge, they would accept whatever the state determined was appropriate. Any maps and communications that DOGM during that time were copied to Weber County; additionally, maps of the stock piles would be provided to the county prior to operations recommencing. In addition to the foregoing, the parties agreed that there would be no operations at this site after November 30, 2015, until an amended contingent conditional use permit, or a new conditional use permit, was issued by this body. Additionally, Pine Ridge agreed to have the Design Review paperwork filed with Weber County by September 30, 2015. As the county recognized that some of the rocks being removed from the stock pile were going to wind up at Pine Ridge’s facility in Liberty, and they did not want to be there in a month addressing that.

Courtlan Erickson, Legal Counsel, suggested that they reject the Planning Division’s initial recommendation to revoke the Conditional Use Permit, subject to the statement that Mr. Brahana just read.

**MOTION:** Commissioner Waldrip moved to reject the initial Planning Divisions recommendation to withdraw the Conditional Use Permit for Pine Ridge identified in agenda item CUP 2011-02, based on the findings that Planning Commission, landowner, and the holder of the conditional use permit have come to an agreement as to the resolution of the issues currently in front of this body; and are willing to come before this body to discuss an amended, or new CUP, prior to recommencing operations. Commissioner Taylor seconded.

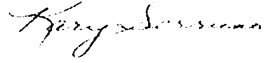
**DISCUSSION:** Ronda Kippen asked that the information read by Mr. Brahana be tied to the motion. Chair Pro-Tem Parson asked if Mr. Brahana could submit that. Matthew Brahana replied that he could send it in writing to Mr. Ericson either that evening, or the following morning. Commissioner Waldrip asked if that would be viewed as a written agreement executed by the parties, or were they relying on the minutes of that meeting. Courtlan Erickson replied that it would be their call, but he thought the County Planning Division was comfortable relying just on the meeting minutes and the oral agreement made in that public meeting.

**VOTE:** A vote was taken with Commissioners Haymond, Waldrip, Taylor, and Chair Pro-Tem Parson voting “Aye.” Motion Carried (4-0).

- 5. **Elections: Vice Chair for the remainder of 2015:** No action taken.
- 6. **Public Comment for Items not on the Agenda:** None
- 7. **Remarks from Planning Commissioners:** None
- 8. **Planning Director Report:** Ogden Valley Starry Nights to be a new agency for the lighting code for the Ogden Valley. Run by volunteers, it would be similar to what Weber Pathways did for the Pathways Ordinance. They would address code and provide information regarding the protection and preservation of night skies. They would review comments on forthcoming applications.

9. **Remarks from Legal Counsel:** None
10. **Adjournment:** The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,



Kary Serrano, Secretary;  
Weber County Planning Commission



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for a conditional use permit request for “Motorcycle and motor scooters sales and service” and “Snowmobile, ATV sales and repair” to be located at 4930 East 2550 North, Suite 6 Eden, UT

**Agenda Date:** Tuesday, December 01, 2015

**Type of Decision:** Administrative

**Applicant:** Dog and Bone, LLC

**Authorized Agent:** Kenny Watkins

**File Number:** CUP# 2015-21

### Property Information

**Approximate Address:** 4930 East 2550 North Eden, UT

**Project Area:** 0.98 Acres

**Zoning:** Commercial Valley-2 (CV-2)

**Existing Land Use:** Commercial Development

**Proposed Land Use:** Commercial Development

**Parcel ID:** 22-158-0006 & 22-158-0007

**Township, Range, Section:** Township 7 North, Range 1 East, Section 34



### Adjacent Land Use

<b>North:</b> Commercial	<b>South:</b> Commercial
<b>East:</b> Commercial	<b>West:</b> Commercial

### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

**Report Reviewer:** SM

## Applicable Ordinances

- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 16 Ogden Valley Lighting
- Title 110, Chapter 2 Ogden Valley Signs

## Summary and Background

The Planning Division is recommending approval of the applicant’s request for a conditional use permit to allow for repairs and/or restoration services for small engine vehicles such as motorcycles, scooters, ATV’s, snowmobiles and other small engines in the new commercial building located in “Unit 6” at 4930 East 2550 North Eden, UT. The proposed site received approval of the required design review and a conditional use permit for auto repairs and service on February 24, 2015 and is quickly approaching final occupancy. The site is in the Commercial Valley-2 (CV-2) Zone and the proposed use is allowed only when authorized by a conditional use permit. The purpose of the CV-2 Zone is to provide suitable areas for the location of various types of commercial activity needed to serve the people and commerce of the Ogden Valley and has been established to provide a broad range of commercial services and goods to serve the Ogden Valley. The property is surrounded by a variety of commercial uses; making this an ideal location for the proposed conditional use which will be beneficial by providing small engine service to the residents of the Ogden Valley.

Conditional use permits shall be approved as long as any harmful impact is mitigated by imposing reasonable conditions. The Uniform Land Use Code of Weber County, Utah (LUC) has specified certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is staff's evaluation of the request.

## Analysis

General Plan: The Ogden Valley General Plan identifies the need to encourage commercial development in the Ogden Valley by balancing commercial development and residential growth and that such development occur in a manner that does not detract from the area's character. (see the 1998 Ogden Valley General Plan § 5 Commercial Development).

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with the Valley's character.

Zoning: The Commercial Valley Zones provide for suitable areas to locate various types of commercial activities needed to serve the people of the Ogden Valley. The CV-2 Zone has been established for "General Commercial" and can be further described per LUC §104-21-1(c) as follows:

*The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.*

The proposed uses are being reviewed as "Motorcycle and motor scooters sales and service" and "Snowmobile, ATV sales and repair" and are considered conditionally permitted per the CV-2 Zone use table found in the LUC §104-21-5.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant commits to "operating a clean, orderly and professional shop" with normal hours of operation (see Exhibit A). Waste and recycling containers have been proposed and will be required to handle the disposal of all oil and coolant waste. An exhaust system has also been proposed to enable the engines to be operated inside the building, which will provide adequate mitigation measures to reduce possible outdoor noise and environmental pollution. The applicant has provided adequate details regarding the proposed use and based on the review of the proposal, it is anticipated that there will not be substantial detriment effects. A condition has been made part of the Planning Division's recommendations to ensure that the applicant adheres to the approved proposal and conducts all small engine testing, maintenance, repairs and services inside the commercial building with the exception of loading and unloading the small engines during delivery and pick up.

Design Review: The commercial zone and the proposed conditional use, mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The commercial building and site improvements have already been approved through an earlier required design review process. Prior to the issuance of the requested conditional use permit, final occupancy will need to be obtained by the property owner. A condition has been made part of the Planning Division's recommendations to ensure that all site improvements adhere to the previous approvals.

Certain areas of the design review are only applicable to the current application for the "Motorcycle and motor scooters sales and service" and "Snowmobile, ATV sales and repair", such as parking and signage. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of the original consideration, the property owner proposed and received approval for a "Complete Street" design that included parking and drive approaches to the building. A loading and delivery area has been identified along the rear of the building including additional parking to ensure continued traffic flow along 2550 North (see Exhibit B). The property owner has provided 29 parking spaces on the site plan and has committed one parking space per employee plus five parking spaces for client use for the conditionally approved "Auto Repair Shop" that will be located in Units 1 and 2 of the commercial building. The current proposal has been reviewed as a "Service repair shop (general)" for the parking standards as outlined in LUC §108-8-4 which requires at least four client spaces. One parking space per employee should also be allotted for the proposal to ensure adequate parking. A condition has been made part of the Planning Division's

recommendations to ensure adequate parking at a minimum of four client parking spaces and one parking space per employee will be allocated to the proposed business.

- *Considerations relating to outdoor advertising.* The applicant has provided architectural renderings for the permitted wall sign in the CV-2 Zone that include the location, color, lighting and sizing of the proposed signage for the conditionally allowed “Motorcycle and motor scooters sales and service” and “Snowmobile, ATV sales and repair” (see Exhibit C). The proposed lighting associated with the sign areas provides a full cut-off illumination to ensure that no light is emitted above the horizontal plane of the shade which is in conformance with the standards of LUC §108-16 pertaining to the Ogden Valley Lighting. The proposed sign is 26.5 square feet which is 5% of the 520 square foot store front (after excluding the false front parapet) which meets the standard as allowed in LUC §110-2-5.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The proposal has been reviewed by the Weber County Engineering Department and has been approved with no additional concerns regarding the project.

**Review Agencies:** Prior to the commencement of any business operations, the applicant will need to receive the approval from all applicable agencies for the proposed repairs and/or restoration services for small engine vehicles such as motorcycles, scooters, ATV’s, snowmobiles and other small engines. A condition has been made part of the Planning Division’s recommendations to ensure that all conditions of the review agencies will be met.

### Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the “Decision requirements” listed in LUC §108-4-4 which states:

- (a) *A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.*
- (b) *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

The Planning Commission will need to determine if the proposal for the conditional use for “Motorcycle and motor scooters sales and service” and “Snowmobile, ATV sales and repair” meet the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the “Decision Requirements” and other applicable ordinances been met?

### Staff Recommendation

The Planning Division recommends approval of file# CUP 2015-21, a conditional use permit for “Motorcycle and motor scooters sales and service” and “Snowmobile, ATV sales and repair” located at 4930 East 2550 North, Unit 6 Eden, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to the issuance of the requested conditional use permit, final occupancy will need to be obtained by the property owner in order to ensure that all site improvements from the previous approvals are adhered to.
2. All business operations will be in strict compliance with the applicant’s approved proposal which includes the applicant’s commitment for waste and recycling containers for the disposal of all oil and coolant waste; and an indoor exhaust system to allow for the small engines to be operated inside the building to mitigate possible outdoor noise and environmental pollution.
3. All small engine testing, maintenance, repairs and services will be conducted inside the commercial building with the exception of loading and unloading the small engines during delivery and pick up in order to mitigate the potential harmful impact that the noise may create for the adjacent businesses and property owners.
4. Adequate parking will be allocated for the business at a minimum of four client parking spaces and one parking space per employee.
5. Requirements of the Weber County Building Inspection Division.
6. Requirements and recommendations of the Weber Fire District.

- 7. Requirements of the Weber County Engineering Division.
- 8. Requirements of the Weber County Health Department.

This recommendation is based on the following findings:

- 1. The proposed use conforms to the Ogden Valley General Plan.
- 2. The proposed use conform will not alter the previously approved commercial building and site plan that was reviewed against the Weber County Design Review Standards and the Ogden Valley Architectural, Landscape and Screening Design Standards.
- 3. The proposed use will provide a necessary service to the citizens of the Ogden Valley.
- 4. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
- 5. The proposed use, if conditions are imposed, will comply with applicable County ordinances.

### Exhibits

- A. Application
- B. Approved Site Plan
- C. Signage

### Map 1





<b>Weber County Conditional Use Permit Application</b>			
Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed <i>1/9/2015</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) DOG AND BONE, LLC		Mailing Address of Property Owner(s) 326 N WILKIE ST KAYSVILLE, UT 84037	
Phone (801) 698-1185	Fax		
Email Address (required) PAMCOLLARD@COMCAST.NET		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) KENNY WATKINS		Mailing Address of Authorized Person 4780 WILLOWBROOK LANE EDEN, UT 84310	
Phone (801) 675-9601	Fax		
Email Address KENNY@INSIDELINEMX.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>			
Project Name DOG NEW		Total Acreage 1	Current Zoning CV-2
Approximate Address 4930 E 2550 N EDEN, UT 84310		Land Serial Number(s)	
Proposed Use Full service motorcycle, ATV, SMB shop - Inside Line MX			
Project Narrative Inside Line MX  The nature of our business is to provide repair and or restoration services for small engine vehicles such as motorcycles, scooters, ATV's, Snowmobiles and other small engines. We plan on operating during normal business hours. We will operate a clean, orderly and professional shop providing an outstanding small engine service to the residents of the Ogden Valley.			

## Exhibit A-Application

### Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Inside Line MX will be a full service motorcycle/small engine repair shop. The repairs performed will be on small gas engines. Inherently internal combustion engines do make a certain amount of noise, consume gasoline and oil and some use coolant (anti-freeze). Inside Line MX will be a clean and professionally ran shop. Inside Line MX will have waste/recycling fixtures in place to handle all oil and coolant as well as an exhaust system so the units can be ran indoors to cut noise. Inside Line MX does not anticipate any activities or impacts that will be outside of the parameters the County has set for a commercially zoned building.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Motorcycle/small engine repair shop is a conditional use in CV-2 as per Weber County zoning. Inside Line MX will comply with all Weber County ordinances.

**Exhibit A-Application**


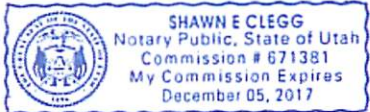
<b>Property Owner Affidavit</b>	
I (We), <u>DOG AND BONE, LLC</u> , depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.	
<u>Pamela Callard, Manager</u> (Property Owner)	_____ (Property Owner)
Subscribed and sworn to me this <u>22</u> day of <u>OCTOBER</u> , 20 <u>15</u> .	
	<u>[Signature]</u> (Notary)
<b>Authorized Representative Affidavit</b>	
I (We), <u>DOG AND BONE, LLC</u> , the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), <u>KENNY WATKINS</u> , to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.	
<u>Pamela Callard, Manager</u> (Property Owner)	_____ (Property Owner)
Dated this <u>22</u> day of <u>OCTOBER</u> , 20 <u>15</u> , personally appeared before me <u>PAMELA COLLARD</u> , the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.	
	<u>[Signature]</u> (Notary)



Exhibit C- Proposed Signage





# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for a conditional use permit request for an “Automobile, new or used sales/service” to be located at 4930 East 2550 North, Suites 3-5, Eden, UT

**Agenda Date:** Tuesday, December 01, 2015

**Type of Decision:** Administrative

**Applicant:** Dog and Bone, LLC

**Authorized Agent:** Shawn Tuttle

**File Number:** CUP# 2015-22

### Property Information

**Approximate Address:** 4930 East 2550 North Eden, UT

**Project Area:** 0.98 Acres

**Zoning:** Commercial Valley-2 (CV-2)

**Existing Land Use:** Commercial Development

**Proposed Land Use:** Commercial Development

**Parcel ID:** 22-158-0006 & 22-158-0007

**Township, Range, Section:** Township 7 North, Range 1 East, Section 34



### Adjacent Land Use

<b>North:</b> Commercial	<b>South:</b> Commercial
<b>East:</b> Commercial	<b>West:</b> Commercial

### Staff Information

**Report Presenter:** Ronda Kippen  
rkippen@co.weber.ut.us  
801-399-8768

**Report Reviewer:** SM

## Applicable Ordinances

- Title 104, Chapter 21 Commercial Valley Zones (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 16 Ogden Valley Lighting
- Title 110, Chapter 2 Ogden Valley Signs

## Summary and Background

The Planning Division is recommending approval of the applicant’s request for a conditional use permit to allow for a classic/vintage automobile showroom and dealership known as “Blacksmith Garage” in the new commercial building located in Units 3, 4 and 5 at 4930 East 2550 North Eden, UT. The proposed site is in the Commercial Valley-2 (CV-2) Zone and the proposed use is allowed only when authorized by a conditional use permit. The site received approval of the required design review on February 24, 2015 and is quickly approaching final occupancy. The proposed use will provide a secondary location along with the additional display and storage area needed for the recently approved “Blacksmith Garage” located in the Blacksmith Village adjacent to the historic Blacksmith shop.

Conditional use permits shall be approved as long as any harmful impact is mitigated by imposing reasonable conditions. The Uniform Land Use Code of Weber County, Utah (LUC) has specified certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is staff’s evaluation of the request.

## Analysis

General Plan: The Ogden Valley General Plan identifies the need to encourage commercial development in the Ogden Valley by balancing commercial development and residential growth and that such development occur in a manner that does not detract from the area's character. (see the 1998 Ogden Valley General Plan § 5 Commercial Development).

The proposed use conforms to the Ogden Valley General Plan by encouraging commercial development within established commercial areas and enforcing the adopted "quality development standards" to ensure compatibility with the Valley's character.

Zoning: The Commercial Valley Zones provide for suitable areas to locate various types of commercial activities needed to serve the people of the Ogden Valley. The CV-2 Zone has been established for "General Commercial" and can be further described per LUC §104-21-1(c) as follows:

*The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.*

The proposed use has been reviewed as "Automobile, new or used sales/service" and is considered conditionally permitted per the CV-2 Zone use table found in the LUC §104-21-5.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant would like to have a secondary location for the classic/vintage vehicles in conjunction with the previously approved "Blacksmith Garage" located at the Blacksmith Village in Eden. The vehicles will be stored inside the building; however the applicant has proposed the desire to display some of the vehicles outdoors on special occasions and only during regular business hours. All vehicles that will be displayed outdoors will be returned to the inside of the building nightly (see Exhibit A). The applicant has provided adequate details regarding the proposed use and based on the review of the proposal, it is anticipated that there will not be substantial detriment effects. A condition has been made part of the Planning Division's recommendations to ensure that the applicant adheres to the approved proposal.

Design Review: The commercial zone and the proposed conditional use, mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The commercial building and site improvements have already been approved through an earlier required design review process. Prior to the issuance of the requested conditional use permit, final occupancy will need to be obtained by the property owner. A condition has been made part of the Planning Division's recommendations to ensure that all site improvements adhere to the previous approvals.

Certain areas of the design review are only applicable to the current application for the "Automobile, new or used sales/service", such as parking and signage. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of the original consideration, the property owner proposed and received approval for a "Complete Street" design that included parking and drive approaches to the building. A loading and delivery area has been identified along the rear of the building including additional parking to ensure continued traffic flow along 2550 North (see Exhibit B). The property owner has provided 29 parking spaces on the site plan and has committed one parking space per employee plus five parking spaces for client use for the conditionally approved "Auto Repair Shop" that will be located in Units 1 and 2 of the commercial building. The proposal for a "Motorcycle and motor scooters sales and service" and "Snowmobile, ATV sales and repair" was reviewed as a "Service repair shop (general)" for the parking standards as outlined in LUC §108-8-4 which requires at least four client spaces and a condition of approval was added for a minimum of one parking space per employee.

Adequate parking is available based on the proposal for an "Automobile, new or used sales/service" and has been reviewed as a "Used car lot" per the LUC §108-8-4 which requires one parking space per employee plus four parking spaces for client use. However, due to the proposed specialty use and with nature of the business being a secondary location, the applicant has requested the parking requirement be lowered from one space per employee

and four spaces for clientele to one space per employee and once space for clientele. According to LUC §108-8-5 the Planning Commission may adjust the required number of spaces if it is determined that unique circumstances relating to the operational characteristic of the use exist in a manner or to such a degree that such adjustment is equitable and warranted. Staff feels that the requested parking of one parking space per employee and one parking space for clientele is reasonable and acceptable. A condition of approval has been made part of the Planning Division's recommendations to ensure that the approved parking will be implemented. *If the Planning Commission feels that additional parking is warranted, the Planning Division's condition of approval will need to be modified.*

- *Considerations relating to outdoor advertising.* The applicant has provided architectural renderings for the permitted wall sign in the CV-2 Zone that include the location, color, lighting and sizing of the proposed signage for the conditionally allowed "Automobile, new or used sales/service" (see Exhibit C). The proposed lighting associated with the sign areas provides a full cut-off illumination to ensure that no light is emitted above the horizontal plane of the shade which is in conformance with the standards of LUC §108-16 pertaining to the Ogden Valley Lighting. The proposed sign is 26.5 square feet which is 1.6% of the 1,560 square foot store front allocated for the Blacksmith Garage (after excluding the false front parapet) which meets the standard as allowed in LUC §110-2-5.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The proposal for a classic/vintage car dealership has not been reviewed by the Weber County Engineering Department; however, it is anticipated that there will not be any additional concerns based on the previous reviews of the site and the proposed projects. A specific condition of approval has been made part of the Planning Division's recommendations to ensure that all conditions of the Weber County Engineering Department will be met.

*Review Agencies:* Prior to the commencement of any business operations, the applicant will need to receive the approval from all applicable agencies for the proposed classic/vintage car dealership. A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

## Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the "Decision requirements" listed in LUC §108-4-4 which states:

- (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.*
- (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

The Planning Commission will need to determine if the proposal for the conditional use for an "Automobile, new or used sales/service" meet the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

## Staff Recommendation

The Planning Division recommends approval of file# CUP 2015-22, a conditional use permit for an "Automobile, new or used sales/service" located at 4930 East 2550 North, Units 3, 4 & 5, Eden, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to the issuance of the requested conditional use permit, final occupancy will need to be obtained by the property owner in order to ensure that all site improvements from the previous approvals are adhered to.
2. All business operations will be in strict compliance with the applicant's approved proposal including all vehicles being stored indoors with the exception of outdoor displays on special occasions and only during regular business hours. All vehicles that will be displayed outdoors stored inside nightly.



3. The required parking for the classic/vintage car dealership will be a minimum of one space per employee and one space for clientele.
4. Requirements of the Weber County Building Inspection Division.
5. Requirements and recommendations of the Weber Fire District.
6. Requirements of the Weber County Engineering Division.
7. Requirements of the Weber County Health Department.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use will not alter the previously approved commercial building and site plan that was reviewed against the Weber County Design Review Standards and the Ogden Valley Architectural, Landscape and Screening Design Standards.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
6. The proposed use will not generate additional parking needs and can be modified by the Planning Commission for unique circumstances.

## Exhibits

- A. Application
- B. Approved Site Plan
- C. Signage

## Map 1



**Exhibit A-Application**

<b>Weber County Conditional Use Permit Application</b>			
Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
<b>Property Owner Contact Information</b>			
Name of Property Owner(s) DOG AND BONE, LLC		Mailing Address of Property Owner(s) 326 N WILKIE STREET KAYSVILLE, UT 84037	
Phone (801) 698-1185	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) PAMCOLLARD@COMCAST.NET			
<b>Authorized Representative Contact Information</b>			
Name of Person Authorized to Represent the Property Owner(s) SHAWN TUTTLE		Mailing Address of Authorized Person PO BOX 961 EDEN, UT 84310	
Phone (801) 675-7611	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address ST1TUTTLE@GMAIL.COM			
<b>Property Information</b>			
Project Name BLACKSMITH GARAGE		Total Acreage	Current Zoning CV-2
Approximate Address 4930 E. 2550 N. EDEN, UT 84310		Land Serial Number(s) 22-158-0006 22-158-0007	
Proposed Use CLASSIC / VINTAGE CAR DEALERSHIP			
Project Narrative  Blacksmith Garage will use this space to operate a secondary location to its already established primary showroom and dealership located at 2131 N. 5500 E. Eden, UT 84310. Architecture and design have already been completed on this site. Blacksmith Garage will occupy units 3, 4 and 5 of the building. There will be an addition of a sign above the front door advertising that the space is occupied by Blacksmith Garage. Signage will compliment the building and development as well as mirror existing signage in size and material. Automobile New or Used Sales is already listed as a conditional use for the CV-2 zone in the Ogden Valley.			

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

All cars will be stored and displayed inside the building and may temporarily be displayed outside on occasion during business hours. Cars will be moved back indoors at night if displayed. As this will be a secondary location there will not be a full time employee at the site. Because of this as well as the nature of the business as a specialty use we are requesting a lower parking requirement of 2 spaces as it will not require the use of 5 spaces.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposed use is allowed per the Zoning and Development Agreement and will compliment the development.

**Exhibit A-Application**

**Property Owner Affidavit**

I (We), DOG AND BONE, LLC depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Janita Callard, Manager  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 16 day of November, 20 15



[Signature]

(Notary)

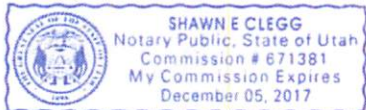
**Authorized Representative Affidavit**

I (We), DOG AND BONE, LLC the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SHAWN TUTTLE to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Janita Callard, Manager  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 16 day of November, 20 15, personally appeared before me PAMELA COLLINS (manager) the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

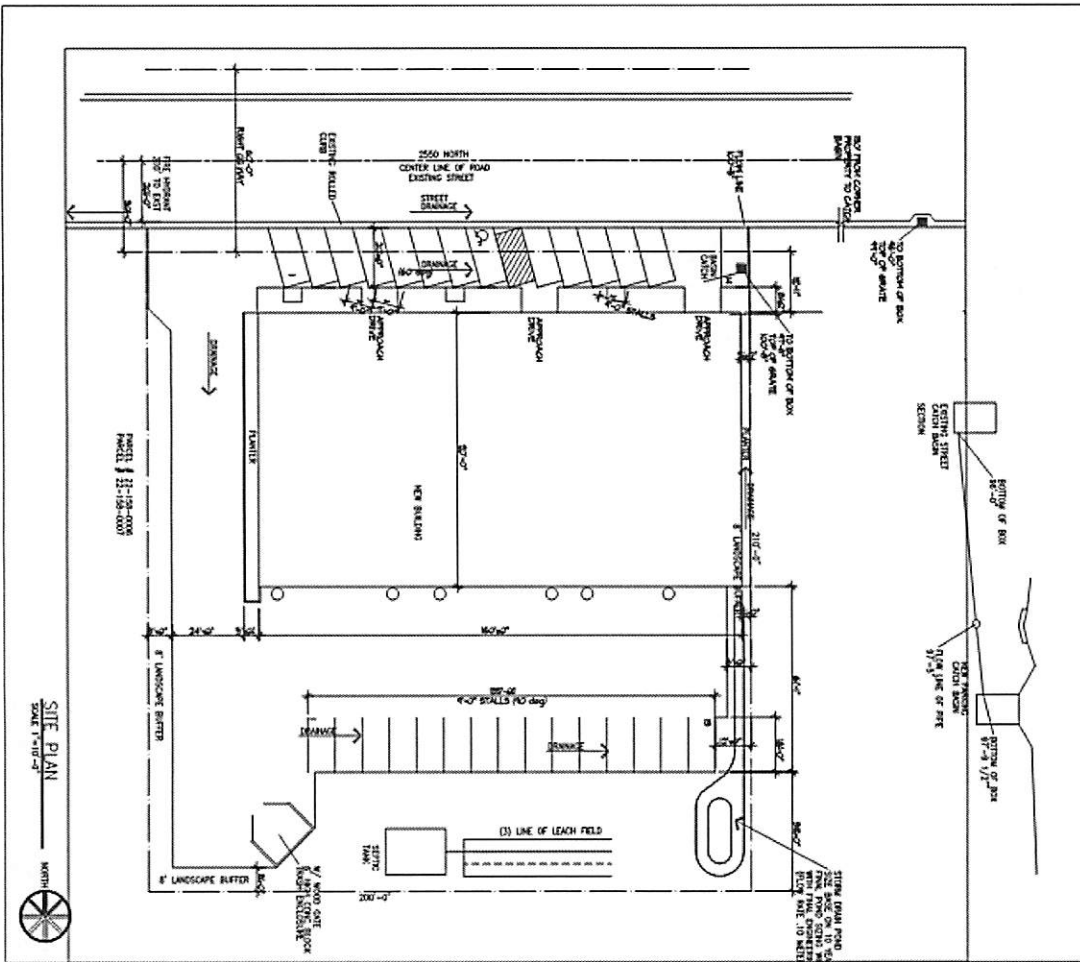


[Signature]

(Notary)







SITE PLAN  
SCALE 1"=10'-0"

# DOG NEW

## SHELL BUILDING

4930 EAST 2550 NORTH  
EDEN, UTAH

CODE SUMMARY

OCCUPANCY TYPE:	B-2-1
CONSTRUCTION TYPE:	V-B
MINIMUM HEIGHT:	2 FT
MAXIMUM HEIGHT:	6,000 SQ FT
ALLOWABLE AREA:	113 ALLOWABLE SQUARE FT
TOTAL HEIGHT:	6,000 SQ FT X .71 = 4,250
MAX ALLOWABLE AREA:	6,000 + 4,250 = 10,250 SQ FT
STRUCTURAL SYSTEM:	0
DRIVING WALL:	0
NON-DRIVING WALL:	0
ROOF/CEILING:	0
WIND/SEISMIC:	0
WIND/SEISMIC:	0

BUILDING SUMMARY

NO. STORIES:	1 STORY
MINIMUM HEIGHT:	2 FT REQUIRED
MAXIMUM HEIGHT:	14,880 SQ FT
TOTAL GROSS AREA:	4,250 SQ FT REQUIRED
LANDSCAPE AREA:	4,250 SQ FT REQUIRED
LANDSCAPE AREA:	4,250 SQ FT REQUIRED
LANDSCAPE AREA:	24 REQUIRED 2 DIVERS
LANDSCAPE AREA:	24 REQUIRED 2 DIVERS

APPLICABLE CODE

- 2011 INTERNATIONAL BUILDING CODE
- 2011 INTERNATIONAL PLUMBING CODE
- 2011 INTERNATIONAL MECHANICAL CODE
- 2011 INTERNATIONAL ELECTRICAL CODE
- 2011 INTERNATIONAL FIRE CODE
- 2011 INTERNATIONAL ENERGY CONSERVATION CODE
- 2011 INTERNATIONAL SOIL AND FOUNDATION CODE
- 2011 INTERNATIONAL WIND-BURNING CODE
- 2011 INTERNATIONAL WIND-BURNING CODE
- 2011 INTERNATIONAL WIND-BURNING CODE

INDEX

<p>C-0a</p>	<p>DOG NEW BUILDING SHELL 4930 EAST 2550 NORTH EDEN, UTAH</p>	<p>ARCHITECTS</p>	<p>RIDGELINE DESIGN ARCHITECTS 174 EAST 100 SOUTH DR. SOUTH OGDEN, UT 84403 PHONE: 801-224-1111 FAX: 801-224-1112 WWW.RIDGELINEARCHITECTS.COM</p>
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Exhibit C- Proposed Signage





## To Whom It May Concern

My name is Nate Boswell and in October 2009 our family bought the Aspen Falls Cluster Subdivision in Eden. The subdivision has 27 acres which includes open space, agricultural preserve, and 10 half acre residential lots. This subdivision sat vacant and undeveloped for a couple of years without any attention. The bank foreclosed on the original developer and listed it for sale. After a long time watching the subdivision not sale, we approached the bank and bought the subdivision. We worked closely with Chad Meyerhoffer from Weber County and Chris Cave from Reeves and Associates to finish the development improvements according to the agreement that was assigned to us.

We assumed the designated open space was to be for the 10 half acre lot owners of the subdivision. However, we learned after the purchase that the "open space" was for public use. This caused us great concern. We have spent tens and thousands of dollars improving the open space, which includes a detention pond that we use to water our landscaping and a walking trail. We would like to work with Weber County to consider changing the designated open space with public access to the private use of the lot owners of the subdivision.

We built our homes on lot number 1 and 2 and moved into our homes in 2011. Since then, we have had few major concerns and situations with the open space being used by the public. First, the detention pond is large and deep. We have had several outside groups swim in the pond with no adult supervision. What happens and who is responsible when someone is critically injured or drowns on the land that we own, and pay taxes on? Who is responsible for picking up the garbage and replacing the damages done to the area?

Secondly, we have had several groups walk on our trails leaving trash, dog droppings, alcohol, condoms, being caught in the act of doing drugs, driving trucks and atv's tearing up the trails and shrubs, and hunters bow hunting on the land.

In summary, we are very concerned about our land being public. We would like to apply for this open space to be private to the lot owners of the subdivision and have the ability to fence our property and post no trespassing signs to prevent public access and these incidents from occurring. These incidents have caused us great stress and concern and conversations about the possibility of moving from the subdivision. We hope to be able to work with Weber County to find a possible resolution to our situation.



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for approval of Conditional Use Permit (CUP 2015-23) a manufacturing building with a height of 30 feet to house a distillery, located at 4795 E 2600 N, Eden. (MV-1 Zone)

**Decision Type:** Administrative

**Agenda Date:** Tuesday, December 01, 2015

**Applicant:** Eden Self Storage LLC, Jason Peterson Representative

**File Number:** CUP 2015-23

### Property Information

**Approximate Address:** 4795 E 2600 N, Eden UT.

**Project Area:** 0.87 acres

**Zoning:** Ogden Valley Manufacturing Zone MV-1

**Existing Land Use:** Vacant

**Proposed Land Use:** Distillery

**Parcel ID:** 22-159-0007

**Township, Range, Section:** T7N, R1E, Section 34

### Adjacent Land Use

<b>North:</b> Manufacturing	<b>South:</b> Manufacturing
<b>East:</b> Commercial	<b>West:</b> Manufacturing

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766

**Report Reviewer:** SM

## Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 23 Ogden Valley Manufacturing Zone (MV-1)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscaping, and Screening Design Standards)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting Chapter)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

## Background

The applicant is requesting approval of a Conditional Use Permit CUP 2015-23 for a new manufacturing building with a height of 30 feet which will house a distillery. The property is currently in the Ogden Valley Manufacturing (MV-1) Zone, and located at 4795 E 2600 N Eden, UT. A distillery is listed as a permitted use in the MV-1 Zone.

The site will consist of one 4,320 square foot (54 foot by 80 foot) building. The building will mostly be one floor with a lofted ceiling; however a small 480 square foot office space will be located on the second floor. The building will have a black or dark gray asphalt shingled roof and wood siding to be stained in a gray or charcoal color. The small roof at the rear covered entry will be a gray corrugated metal roof. Loading and deliveries will primarily occur in the rear of the building, however due to some of the large equipment needed for the distillery a tall service door will be constructed on the front elevation of the building.

The site meets the standards for landscaping and will be will have wood plank and chain link fencing securing one area. The rear of the site will be hydro seeded with natural grasses and wildflower mix over the septic drain field and detention pond areas. No signage plan has been proposed, but may be approved at some other time as a minor update. Ten automobile spaces and six motorcycle parking spaces will be provided for employees and guests, this is appropriate for the scale and use being proposed. The building will be served by Eden Water and a private septic system.

**Conditional Use:** The proposed building would be 30 feet tall. In the MV-1 Zone buildings over 25 feet tall are allowed by a conditional use. As the building may house large tanks and equipment and will have office space on the second floor the additional height is desired. No harmful effects would occur with this height as most buildings in the MV-1 Zone are approximately this height or more.

## Summary of Planning Commission Considerations

Is the project layout and building design consistent with applicable Weber County Ordinances?

## Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

## Conditions of Approval

- Any signage will be approved by staff
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber Fire District
- Requirements of the Weber Morgan Health Department

## Staff Recommendation

Staff recommends approval of this conditional use application for a new manufacturing site for a distillery. The recommendation is subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed site meets applicable standards of the Weber County Land Use Code.
- The proposed building height is allowed in the MV-1 Zone as a conditional use, and does not create any detrimental effects to surrounding properties.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

## Exhibits

- A. Applications
- B. Site and Landscaping Plans
- C. Elevations

# Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
----------------------------	-------------------	-----------------------------	--------------------------

## Property Owner Contact Information

Name of Property Owner(s) Eden Self Storage		Mailing Address of Property Owner(s) PO BOX 60 Eden UT 84310	
Phone 801-745-3573	Fax		
Email Address (required) jason@petersonbuilders.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Jason Peterson		Mailing Address of Authorized Person Same as above	
Phone 801-791-3939	Fax		
Email Address jason@petersonbuilders.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name New World Distillery	Current Zoning MV1	Total Acreage .865
Approximate Address 4795 E 2600 N Eden UT 84310	Land Serial Number(s) 221590007	

Proposed Use  
Distillery

**Project Narrative**  
New World Distillery is a micro distillery that manufactures fine, small-batch Agave Spirits and Vodka and Gin. Distillery operations will consist of both a production process in the factory area of the building and retail operations in the retail store front. The production area includes a receiving area for delivery of raw materials, two fermentation tanks, two stills, a barrel aging room, and a bottling area. The small retail front will allow customers to view the production area from behind glass windows and sales will consist of New World Distillery branded items for purchase.

Distilleries are licensed and bonded with both the Federal TTB (Alcohol and Tobacco Tax and Trade Bureau) and the Utah DABC (Department of Alcoholic Beverage Control).

New World Distillery will open with a total of two employees. Growth plans are for a maximum of four employees in the future.

Our hours of operation may vary with seasonal tourist traffic. Our hours to start will be Monday, Closed. Tuesday, Closed. Wednesday - Saturday 11 am - 5 pm. Closed Sundays and Holidays.

**Property Owner Affidavit**

I (We), Eden Self Storage, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Jan Peters  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

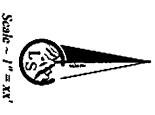
I (We), Eden Self Storage, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), JASON PETERSON, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Jan Peters  
(Property Owner)

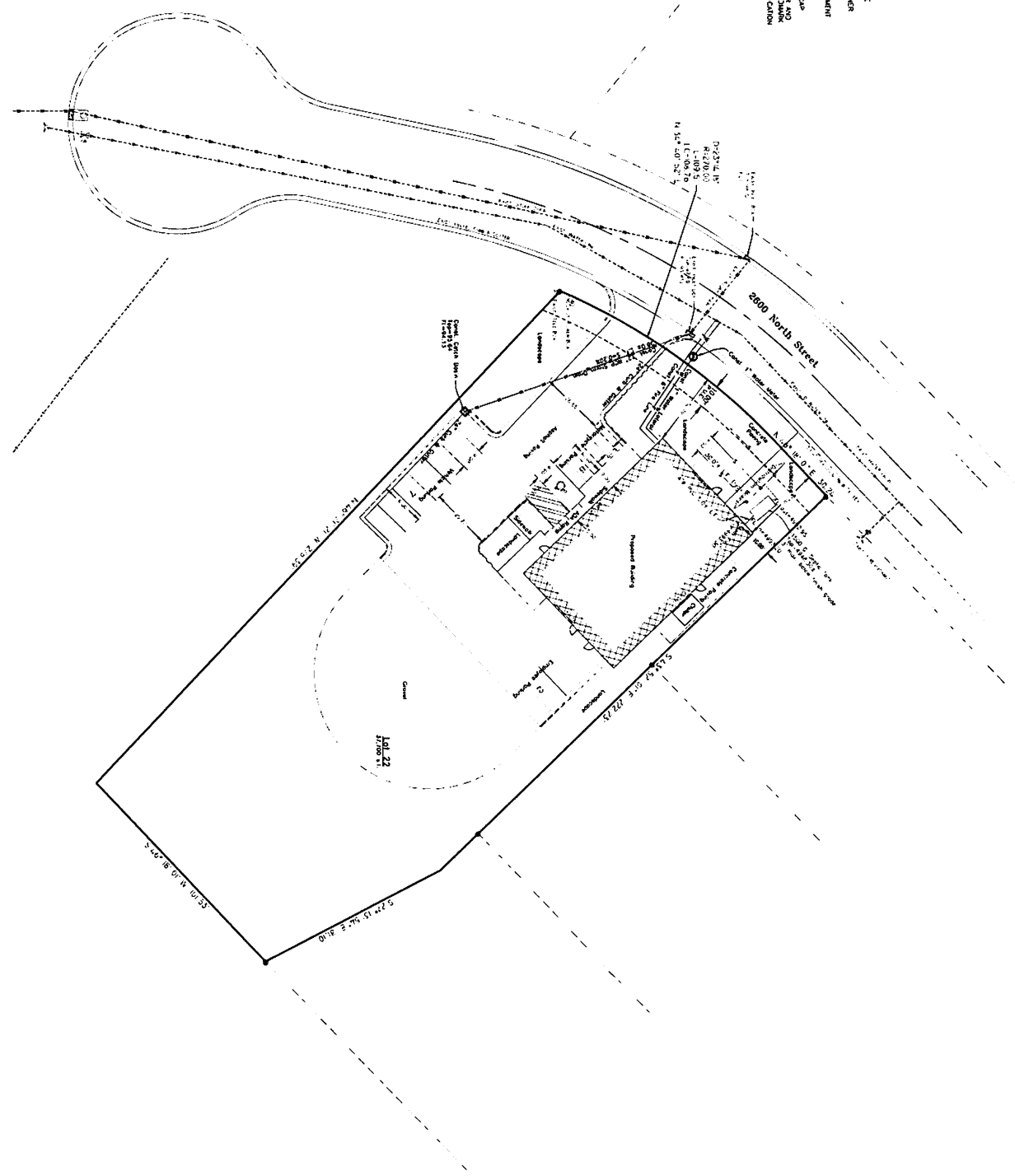
\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



- Legend**
- EXISTING FENCE
  - EXISTENTS
  - STREET CENTERLINE
  - NO SECTION CORNER
  - ▲ NO STREET WALKWAY
  - NO CURB WALL
  - NO SIDEWALK AND CURB
  - S&I STANDARD EXPOSURE ROAD/STREET ADJUNCTION
- Vicinity Map**



This plan is based on the plan of the adjacent property, the utility lines are shown as indicated.

**Geotechnical Engineering, Inc.**  
 4000 South 100th Street, Suite 100  
 Minneapolis, MN 55425  
 Phone: (612) 835-1111  
 Fax: (612) 835-1112

**CLIENT: Peterson Builders**

PROJECT NO.	DATE	SCALE
1000000000	08/12/2011	1/4" = 10'
DESIGNED BY	CHECKED BY	DATE
JAN	JAN	08/12/2011
PROJECT	DATE	SCALE
1000000000	08/12/2011	1/4" = 10'

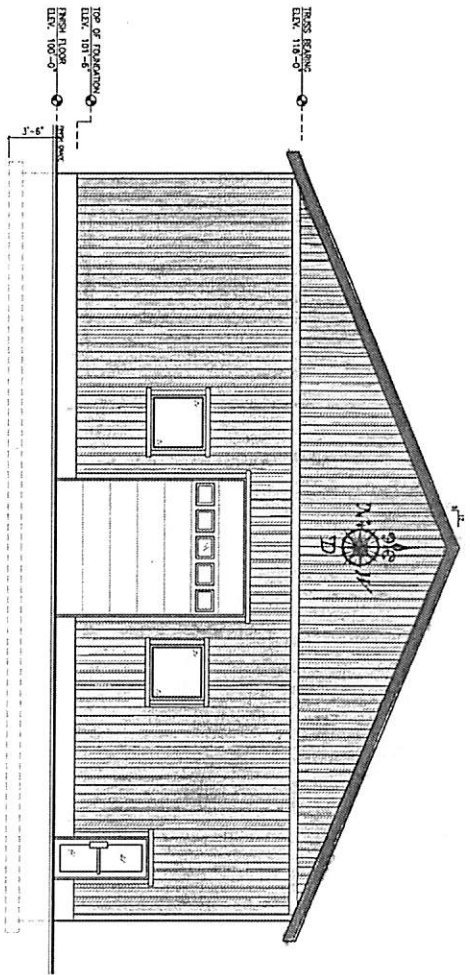
**Site, Utility Plan**



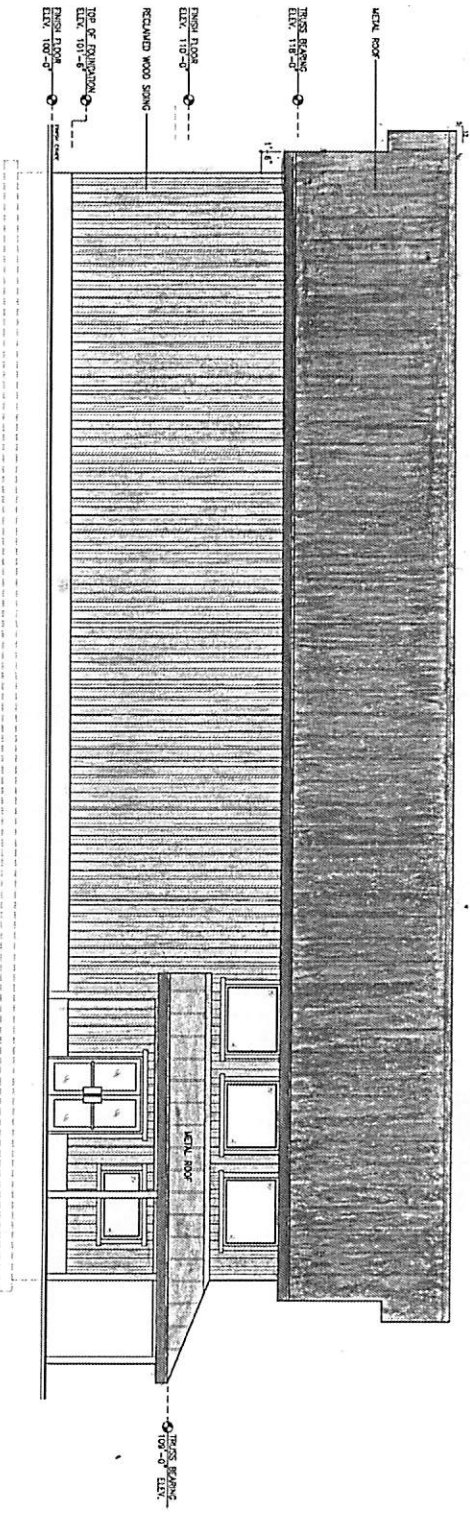








ELEVATION ②  
SCALE 1/4" = 1'-0"



ELEVATION ③  
SCALE 1/4" = 1'-0"

ELEVATIONS	
PROJECT NAME DESIGN	
1700 E. 100th St. Suite 100, Edina, MN 55425	
Phone: 952-351-1000 Fax: 952-351-1001	
www.newworlddistillery.com	
DATE: 10-27-2015 9:44 AM	SCALE: 1/4" = 1'-0"
NEW WORLD DISTILLERY	
A4	

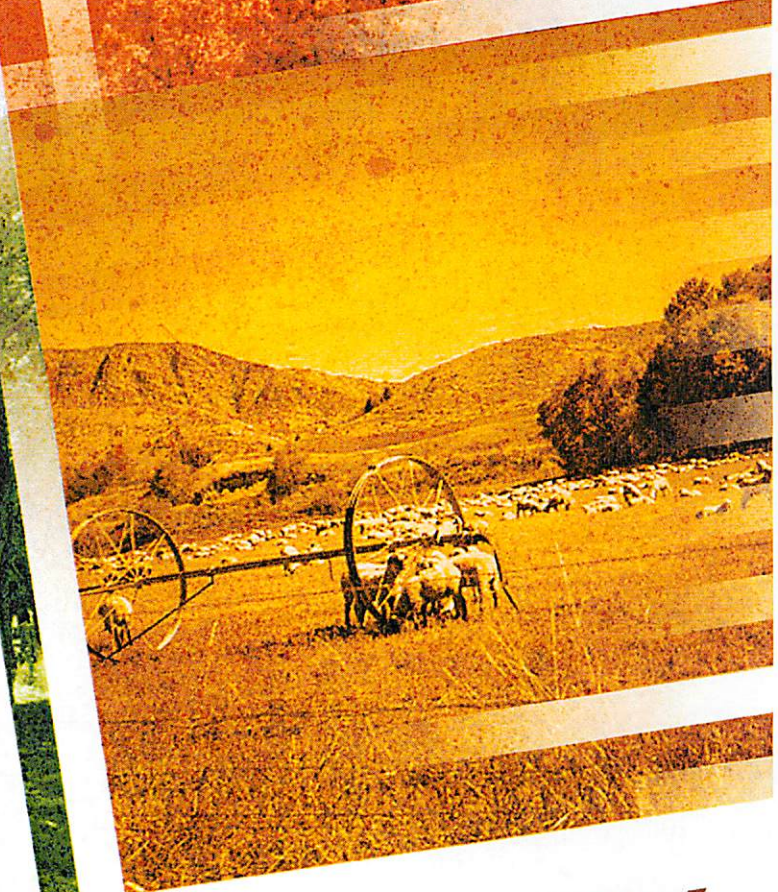
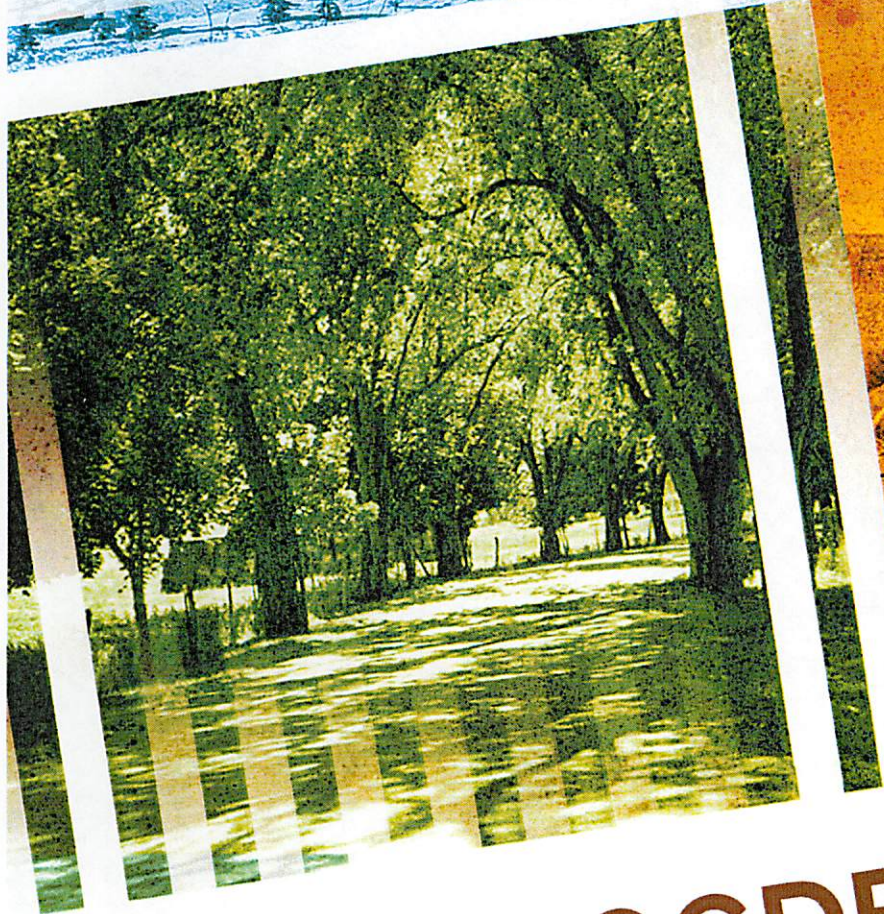
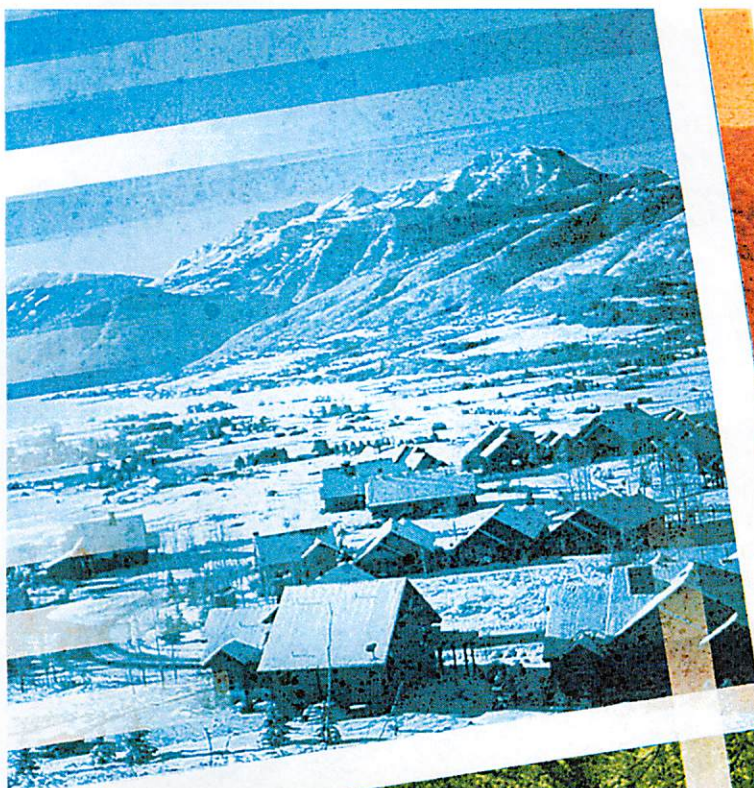


## Weber County Planning Division

To: Ogden Valley Planning Commission  
From: Charles Ewert, AICP  
Date: November 23, 2015  
Subject: Draft Ogden Valley General Plan

The public comment period for the Ogden Valley General Plan is wrapping up. Staff and Logan Simpson Design desire to present the Draft plan to the planning commission in a work session setting. The intent of this work session is to facilitate open, candid, and thoughtful discussion about the draft plan. We will review the plan in the context of public comments, and explore possible amendments and adjustments.

Attached is a copy of the plan that was presented to the public in the October open houses. Please come with questions or comments that you may have heard from the public, as well as your own questions or comments.



# OGDEN VALLEY

G E N E R A L P L A N

DECEMBER 2015



# We Want Your Comments on the General Plan!



This Plan will shape our community, and you can help shape it too. By **November 30**, you can make a difference by:

- *Reviewing* at <http://www.ValleyPlan.com/DraftPlan>
- *Commenting* on the Draft Plan at <http://www.ValleyPlan.com/comments/> or by emailing [CEwert@co.weber.ut.us](mailto:CEwert@co.weber.ut.us)

Remember, the best comments are written down, specific (refer to a page or policy), and solution oriented ("To improve the Final Plan, I propose ...").

You will also have the opportunity to comment on the final plan at the Planning Commission Public Hearing in the winter for the Commissioners to consider in making their final recommendation to County Commission. Following the Planning Commission hearing, a County Commission public hearing will be held on the Final General Plan.

# ACKNOWLEDGMENTS

## **The Ogden Valley Community**

Special appreciation is given to all community members who participated in stakeholder interviews, attended General Plan meetings and events, completed surveys, and provided their comments throughout this process.

### **Advisory Committee**

John Loomis  
Janet Muir  
Debbie Kearn  
Jan Fullmer  
John Lewis  
Paul Judd  
Laura Warburton  
Mayor Jim Truett  
Lisa Pack  
Bailey Family Representative  
Rob Thomas  
Jeff Burton  
Commissioner James Ebert

### **County Commission**

Commissioner Matthew Bell  
Commissioner James Ebert  
Commissioner Kerry Gibson

### **Planning Commission**

Laura Warburton, Chair  
Jami Taylor  
Greg Graves  
Will Haymond  
John Howell  
Kevin Parson  
Stephen Waldrip  
Pen Hollist  
Ann Miller

### **Weber County Staff**

Sean Wilkinson, Planning Director  
Charles Ewert, Principal Planner  
Scott Mendoza, Principal Planner

### **Consultant Team**

Bruce Meighen, Logan Simpson  
Jim Carter, Logan Simpson  
Krissy Gilmore, Logan Simpson  
Kristy Bruce, Logan Simpson  
Tim Sullivan, Interplan Co.  
Susan Becker, Zions Bank Public Finance



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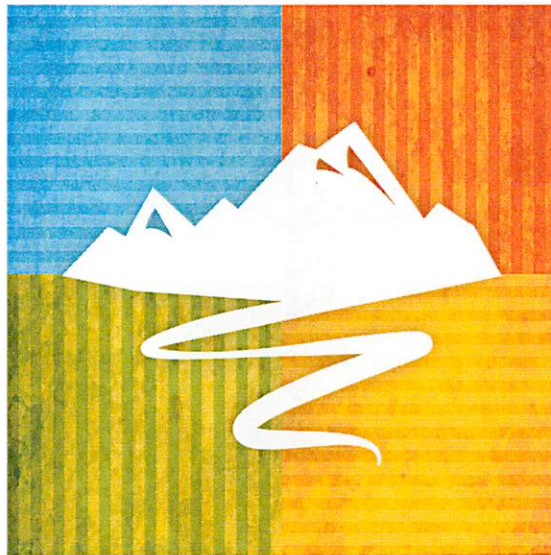
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## INTRODUCTION

The abundant open space, small-town feel, proximity to Ogden City's services, and diverse recreational opportunities are a few of the things that make Ogden Valley one of Utah's most sought-after places for families, retirees, and visitors to live and play. This desirability has resulted in significant growth over the last decade and a half. Ogden Valley has been the subject of a number of planning projects since adoption of the 1998 Ogden Valley General Plan. Those include the 2005 Ogden Valley General Plan Recreation Element, the 2010 Weber County Cooperative Pathways Master Plan, the 2013 Ogden Valley Pathway Master Plan, the 2014 Ogden Valley Maximum Zoning Density Study, the 2015 draft Ogden Valley Transportation Master Plan, and various other planning efforts by federal and state agencies and academic institutions.

This General Plan update is intended (1) to verify that there is still sufficient public support to carry forward the vision and policy directions of past planning efforts and (2) to consolidate past planning efforts into one clear, concise document with cohesive and streamlined implementation strategies. To do so, it was necessary to reconfirm the community's vision and, given that vision, reimagine various alternatives for the Valley's future. The Ogden Valley Vision Document, published in May 2015 and included in the [Plan Study Appendix](#), documents the community's current vision for the future of the Valley. The County held several workshops and open houses to flesh out residents' "big ideas" for the Valley's future. After visioning, exploring alternative scenarios, and evaluating big ideas and choices, it is clear that the overall values of Valley residents have remained constant over the last 10–20 years.

This updated Ogden Valley General Plan contains goals, policies, and implementation measures that are more readily implementable than those of past plans. These goals, policies, and implementation measures are designed to advance the vision and initiatives that Ogden Valley residents continue to support from earlier planning efforts.

This General Plan is a blueprint for future decisions about land use and community investment in Ogden Valley. It establishes broadly supported citizen guidance for staff in the Community and Economic Development Department and the Parks, Recreation, and Culture Department, as well as for other County personnel, the Planning Commission, the County Commission, civic leaders, stakeholders, and residents. As an adopted County document, decision makers will refer to the General Plan to inform the budget and timing for capital improvements and to prepare land-use code revisions and additions. Residents, businesses, and property owners will be able to refer to the Plan for information on the future location of community facilities, land-use recommendations, and development policies.

Because most decisions about land use and community investment are made at a site-scale level—for example, a site plan for a commercial building or a trailhead or other recreation improvement—it is often difficult to fully comprehend that the sum of all site-scale land-use decisions is what creates a community. Most of these decisions are made in increments and phases. To ensure an excellent outcome, these incremental decisions need to be coordinated with a long-term plan and vision through implementation of great land-use ordinances and programs.





# CREATING THE PLAN THROUGH PUBLIC INVOLVEMENT



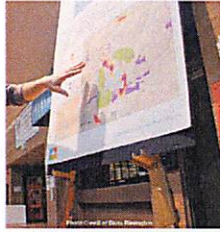
## Assessment and Process

September - October 2014



## Visioning

October - January 2015



## Scenario and Choices

January to June 2015



## Plan Development

June - November 2015



*1,000+ participants engaged throughout the Plan Process*

Effective general plans are based on the character of the community and the values held by its residents. This plan was based on broad input received through an extensive and multifaceted public involvement process. The process was designed to help the community drill down to core interests, desires, and concepts about the way Ogden Valley should develop in the coming years. Considering the amount of planning in the Valley over the past two decades, it was imperative that the community was enabled to think broadly about the future without the pressure of filtering their thoughts through past planning constraints. The process was designed to bridge the community's imagination about the future in order to challenge the perceptions of the past.

In addition to clarifying the community's vision for the desired future of the Valley, public input was useful for determining the effectiveness of past planning efforts and was instrumental in identifying new opportunities and new priority projects for the future.

The consultant team used a variety of methods to gain the broadest possible participation and input from Valley residents and stakeholders. Early in the project, the team held one-on-one and small-group interviews with a cross section of over 30 community leaders and representatives. A Citizen Advisory Committee was formed to offer feedback on project events, review draft materials, and brainstorm ideas and implementation strategies. The Ogden Valley Plan website ([www.ValleyPlan.com](http://www.ValleyPlan.com)) was established as an informational hub for the planning process, providing links to documents and notification of opportunities to participate. After each major event, materials were posted online to continue the dialogue and to give those not in attendance a chance to participate.

Four open houses and workshops were held to inform and gather feedback from the community during different phases of the process. After some workshops, online surveys were used to help answer follow-up questions. By using online surveys to complement the workshops, feedback was compiled consistently and effectively across mediums. Mobile workshops were held at various locations throughout the Valley to engage different demographics, and presentations at the junior high school brought together different perspectives.

## WORKSHOPS AND SURVEYS

### Visioning

Throughout the engagement events and activities, the community provided a clear message of the shared values of Ogden Valley. This information was used to identify core community values and articulate vision statements for the future of each Plan element. Valley residents' values and vision as described in the 1998 Ogden Valley General Plan and the 2005 Recreation Element were reaffirmed and elaborated on through this visioning process. The vision statements address the vision for the Valley as a whole, as well as guide the Plan elements in support of effective Plan implementation.

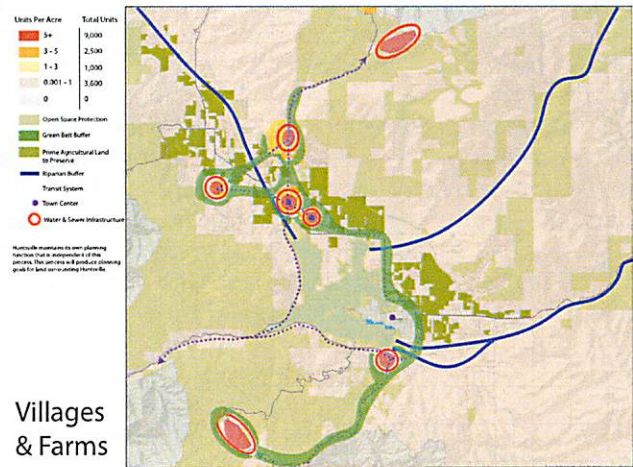
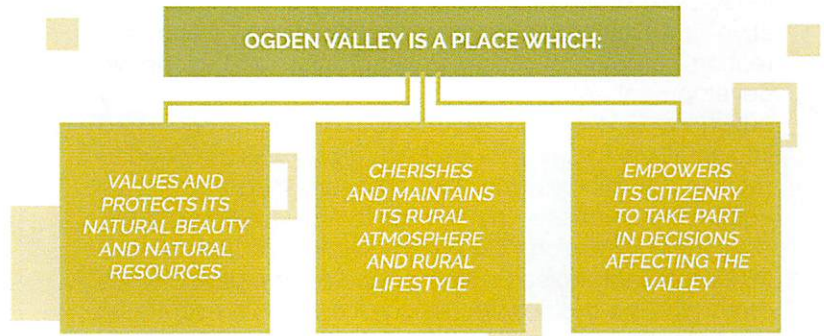
### Scenarios Workshop

Through an analysis of existing conditions, stakeholder interviews, and feedback from the visioning workshops, the overall vision for Ogden Valley was translated into three alternative future scenarios, which are described in the Plan Study Appendix. Scenario A was a low-intensity rural subdivision format that would extend current land-use patterns into the undeveloped portions of the Valley. Scenario B was oriented around open-space and agricultural preservation that focused most future development into existing village centers. Village centers would be surrounded by open-space greenbelts with and interconnected by transportation and trail infrastructure. Scenario C focused on building a sustainable local economy, which would be concentrated into four major town centers connected by quality commerce infrastructure, to create diverse commercial and employment opportunities within the Valley.

While Scenario A received some support, Scenario B received the most positive overall feedback, with strong preferences for clustering future development, preserving greenbelts, and creating distinctive village centers. Scenario C was rejected by the public, as they felt it would urbanize the Valley and accelerate growth.

### Big Ideas Survey

Following the Scenarios Workshop, a Big Ideas Survey was used to solicit follow-up feedback regarding the emerging themes in public comments. The survey was available online and in hard copy at a mobile event at the Valley Market. The survey presented a variety of ideas expressed at the Scenarios Workshop. The most popular ideas from this survey, along with feedback received at the Scenarios Workshop, were used to inform the Choices Workshop.



Scenario B: Villages and Farms

### Top 10 Rated "Big Ideas" from Big Ideas Survey

1. Prohibit development on ridgelines.
2. Acquire sensitive wildlife habitats and protect open space.
3. Prohibit development in riparian areas immediately adjacent to creeks, rivers, and Pineview Reservoir.
4. Enhance and complete the pathway around Pineview Reservoir.
5. Underground all power infrastructure over time.
6. Watershed protection ordinance to control new water system development.
7. Prohibit development within a buffer adjacent to scenic corridors throughout the Valley.
8. Require future commercial development be in currently defined commercial zones.
9. Focus future transportation spending on maintaining existing roads.
10. Acquire non-agriculture lands for open space.



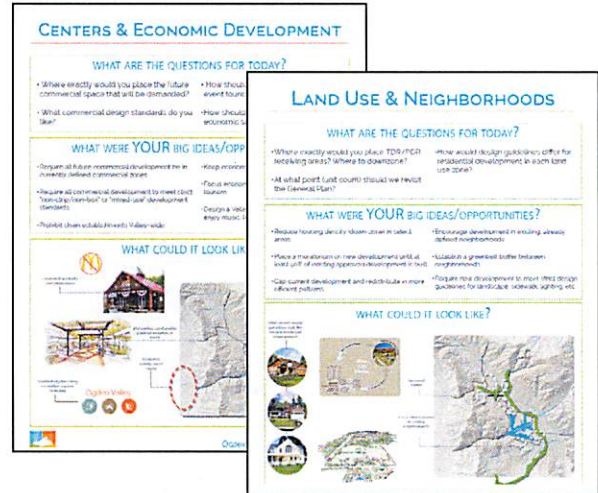
## Choices Workshop

For the Choices Workshop, the community's most popular ideas were organized into five primary categories indicative of a typical general plan—land use, parks and recreation, community design, transportation, and economic development—and each category was accompanied by questions or "choices." Workshop participants organized into small discussion groups. Each group was assigned to discuss the choices from two categories, and each category was addressed by at least two discussion groups. After their discussions, the groups synthesized and shared their preferred choices. Common and overlapping themes emerged. The choices discussions were also presented at a mobile workshop at the Valley Market.

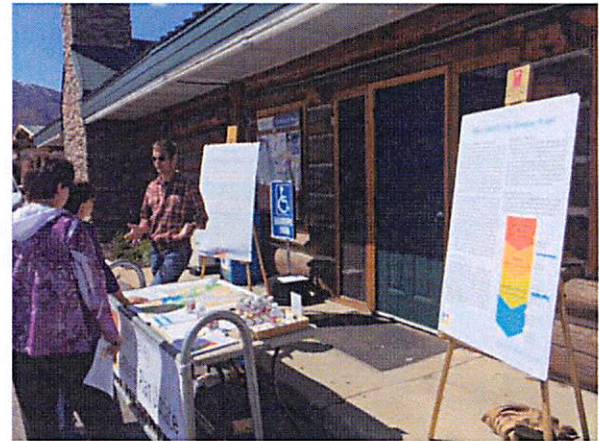
## Land Use Survey

Following the Choices Workshop, a Land Use Survey was used to help the public prioritize the land-use tools that could be used to achieve preferred outcomes. The key question of the survey was, How might residents want to modify future land-use outcomes for the Valley? The survey did not recommend a particular tool; the intent was for the community to establish its preferences. This evaluation exercise, in conjunction with the Choices Workshop and stakeholder feedback, were used to develop the preferred policy direction and future Land Use Map that form the substance of this General Plan.

A key policy direction emerged from the Choices Workshop and in the Land Use Survey: there is a strong community desire to manage growth in a manner that minimizes the number and impacts of new residences in the Valley, but there is little support for a County-mandated reduction in development rights through downzoning or other similar means. To address concerns about growth pressures and impacts without mandating a reduction in allowable development units in the Valley, Weber County must focus on primarily voluntary means to manage growth trends. This General Plan identifies policies and implementation tools that emphasize voluntary means for managing the impacts of future growth in Ogden Valley.



*Choices Workshop Presentation Boards*



*Distributing the Land Use Survey at the Valley Market*

# USING THE GENERAL PLAN

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The Ogden Valley General Plan is organized into two documents—the General Plan and the [Plan Study Appendix](#). The General Plan document, which contains the vision, goals, policies, and implementation strategies for the Plan, consists of an introduction and seven Plan elements, each of which addresses an aspect of planning for the future of the Valley. The Plan Study Appendix contains the interim project work products, public involvement summaries, statistical information, and data supporting the development of the General Plan. It also includes, by specific reference herein, past planning efforts.

During the General Plan update process, Weber County revisited its earlier planning efforts to evaluate its land-use and built-environment policies for Ogden Valley to ensure their alignment with the current values and vision of Valley residents. The seven elements of this Plan address and incorporate the vision and desired outcomes the community identified. They address the aspects of Ogden Valley that are important for maintaining quality of life and vitality as the Valley grows. Each Plan element, which begins with a vision statement, describes the current and future conditions relevant to that element and recommends a series of goals and policies to inform future decision making in a manner that achieves the community's vision. Provided with each recommended policy are implementation actions proposed to achieve the desired outcomes.

**Goals and Policies** describe the outcomes desired by Valley residents and the policies to achieve those outcomes. Weber County will rely on the goals and policies in related decision making.

**Implementation** is the strategy the County proposes to achieve Plan goals. The Plan Study Appendix identifies specific projects Weber County proposes to undertake to support implementation. The projects reach across departments and divisions to identify what should be initiated to support the implementation of the General Plan. The timing of projects is recommended in the Plan Study Appendix, but costs and funding of these projects will be determined by the County Commission as it considers annual capital.

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

How were the Draft Plan Policies and supporting projects developed? Through:

1. Hundreds of conversations during the 14-month planning process, including several online surveys.
2. A diverse Citizen Advisory Committee and advice from County departments and Valley organizations.
3. County Commission and Planning Commission guidance.
4. Ideas advanced from past adopted plans.



# LAND USE

*Vision: The rural character of Ogden Valley is defined by its open fields, stands of trees, and small villages; by Pineview Reservoir; and by the surrounding foothills and mountain background. Land uses in Ogden Valley should complement, not overwhelm or compete with, the rural character of the Valley. Development should be clustered with open spaces between developed areas. Ogden Valley is a place where people of a broad range of incomes and ages live and where land uses support healthy physical and social interactions.*

## PRESENT AND FUTURE CONDITIONS

This chapter examines historical and current patterns of land use and development, as well as growth trends, in Ogden Valley and describes the Valley’s preferred future patterns, as supported by public input, and establishes goals and policies to achieve the desired outcomes. A summary of public involvement and participation is provided in the [Plan Study Appendix](#).

Ogden Valley accommodates a variety of residential, commercial, agricultural, and recreational land uses. The major development pressures over the past two decades have been for new residential and resort development, as well as for some new commercial development. The dominant land use in Ogden Valley is open space. The open lands and scenic beauty of Ogden Valley are major defining features of the Valley and are considered by many to be the Valley’s most valuable assets. Most of the open lands in Ogden Valley are the hillsides and forests of the surrounding mountains. Much of the Valley bottom is agricultural land, which also provides open space and beautiful mountain vistas. Pineview Reservoir also contributes to the open feel of Ogden Valley. Residential uses in Ogden Valley are predominantly single-family homes and multifamily resort residences. Ogden Valley contains about 3,600 residential dwelling units. There are individual commercial uses spread throughout many parts of the Valley, but most approved commercial land uses are clustered in Huntsville, Eden, Old Eden, the Trappers Loop junction, and the resort areas. For more information about residential and commercial development, see the Residential Development and Housing Element and Commercial Development Element chapters of this Plan.

The Ogden Valley planning area, which includes all of Ogden Valley and the surrounding rangeland and mountain areas, contains approximately 210,000 acres of land. The relative proportions of land uses in the Ogden Valley planning area as a whole can be approximated from the areas of current zoning designations as follows (Table 1):

*Table 1: Current Ogden Valley Zoning Designations*

ZONE	Acres	Per-cent
Forestry, Shoreline, and Open Space zones (currently primarily undeveloped areas)	181,000	86%
Agricultural zones, including the Forest Valley zone:	22,000	11%
Residential zones, including Forest Residential zones	2,300	1%
Recreation and Resort Zones	4,000	2%
Commercial and Manufacturing zones	100	.01%

On the Valley floor, the preferred land uses based on current zoning and the preferred uses within each zone are as follows:

*Table 2: Valley Floor Ogden Valley Zoning Designations*

ZONE	Per-cent
Shoreline and Open Space zones:	26%
Agricultural zones, including the Forest Valley zone:	44%
Residential zones, including Forest Residential zones	18%
Recreation and Resort Zones	11%
Commercial and Manufacturing zones	.05%

## Growth Trends

Between 2000 and 2010, Ogden Valley's population grew 12% from 5,877 to 6,604. Based on historical rates, the population of Ogden Valley is expected to double by 2032. Population growth in Ogden Valley has occurred more slowly than prior planning documents predicted, due in part to the effect of the 2008–2010 recession on vacation and second-home ownership. However, the estimates of total possible growth in Ogden Valley have increased in recent years. The 1998 Ogden Valley General Plan projected a potential build-out of 6,200 residential units. At that time, much of Ogden Valley was rezoned from one residential unit per 1 acre to one unit per 3 acres in order to reduce long-term development pressure. The 2005 Recreation Element of the General Plan estimated a potential build-out of 16,000 residential units. The 2014 Ogden Valley Maximum Zoning Density Study suggests that if every zoned parcel of property in Ogden Valley were to develop to its full zoning potential, a potential total of 24,000 residential units could be built. The Density Study anticipates that not all land with zoning development entitlements is buildable and that considering development constraints, a realistic maximum number would be smaller. However, the Density Study also points out that constraints on development, such as topography, water supply, and wastewater treatment, can be at least partially overcome, albeit at higher infrastructure improvement costs than have been experienced to date.

There are 2,563 platted but unbuilt residential lots in Ogden Valley and a combined total of 5,300 master-planned parcels at the Snowbasin and Powder Mountain resorts. These parcels can be developed with no further discretionary (legislative) approvals required. Regardless of the actual number of potential new units, or the rate of development of authorized units, any realistic future development scenario will have significant implications for the built, natural, and social environments of Ogden Valley.

The Valley's carrying capacity in terms of traffic, water supply, wastewater treatment, and recreation and commercial activity are all important considerations for practical limitations on growth and the maintenance of the quality of life in the Valley. Some feel that providing infrastructure and facilities before they are needed will unnaturally stimulate growth. Others feel that not planning for services and facilities in anticipation of growth will result in system failures, with possible adverse health and safety consequences for existing residents. Unlike other jurisdictions, Weber County is not the primary provider of water or sewer services in Ogden Valley. The County also does not have jurisdiction over the two main access routes and primary recreation attractions in the Valley. Weber County's primary tools to affect the locations and rates of devel-

opment in Ogden Valley are its land-use regulations and control of County roadways.

There is a strong sense among Valley residents that the number of development units currently authorized in Ogden Valley is too high, and that development approaching the maximum potential will unalterably change the character of the Valley and adversely affect quality of life. Widespread downzoning of the kind undertaken in 1998 is not a palatable option for Valley residents and landowners. Other ideas to mitigate the impacts of future growth were discussed during the planning process, such as dramatically increasing the developed density of existing communities to consolidate development potential away from sensitive areas, but were not broadly supported. The goals, policies, and implementation of this General Plan are designed to support a middle ground between major downzoning and the continuation of past development patterns in order to preserve property rights, optimize the development that does occur, and protect the features and character of Ogden Valley that residents value.

*“Growth must be managed in a way that respects property rights while preserving the character of Ogden Valley.”*

An emerging trend in development patterns on the Valley floor is the residential development of the agricultural-valley and forest-valley zoning districts. Most of the zoning districts in Ogden Valley allow for residential uses. Therefore, residential growth is increasing in areas that were previously primarily used or designated for agricultural activities. Increasing residential uses have resulted in the expansion of infrastructure support services, such as power, roadway networks, and water and sewer systems, in areas where these services did not previously exist. The presence of support services, in turn, makes these areas more attractive and more suitable for additional residential development. This trend will likely continue without specific directives otherwise; thus, the goals, policies, and implementation of this General Plan are designed to provide voluntary measures for shifting motivation away from developing sensitive lands and prime agricultural or open-space lands.

The overall land-use goals of this General Plan are not significantly different from those of past plans. The policies and implementation steps, however, are intended to be more specific and targeted than in past plans to enable effective implementation and to achieve the Plan's objectives. In general, future land uses and patterns should be efficient and sustainable, should support a multimodal transportation network, should provide housing choices so that families may age in place, should minimize conflicts between incompatible uses, should integrate new development with existing and planned infrastructure, and should preserve the character of Ogden Valley.



MAP 1: OGDEN VALLEY ZONING

**Legend**

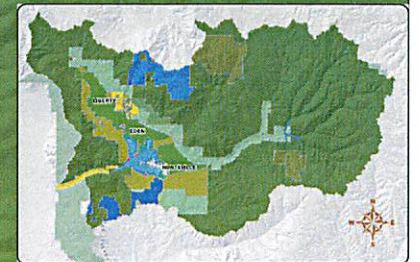
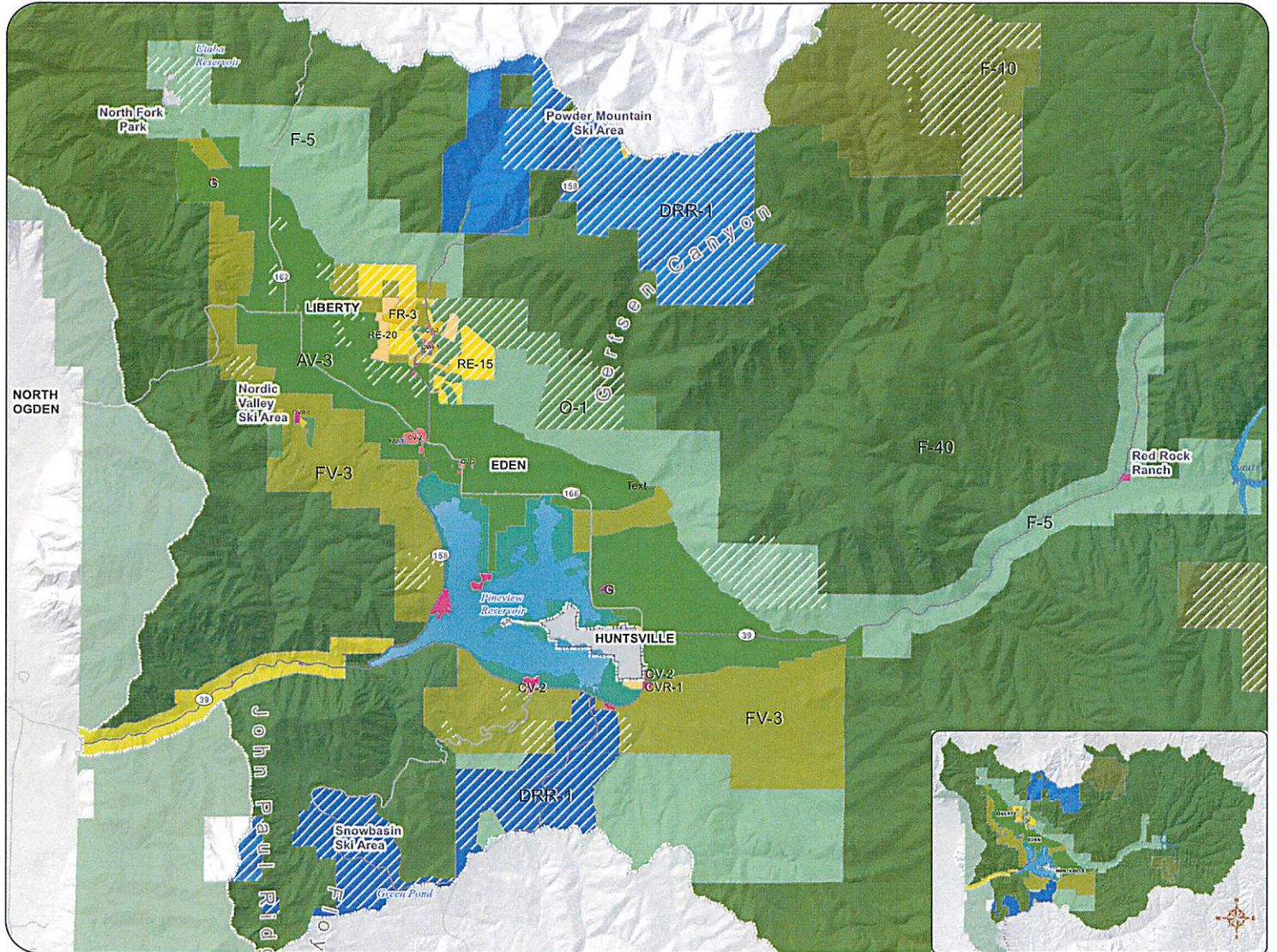
- Ogden Valley Boundary
- Lakes
- Transportation**
- Highway
- Major road
- Collector

**Zoning**

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

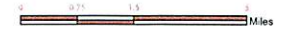
**Overlay Zone**

- Cluster and PRUD



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

# Ogden Valley Zoning



# FUTURE LAND USE CATEGORIES



## Small Village

Small Village is a medium-density land use containing small scale retail activity and sufficient residential units to support that retail activity. These are often organized near civic buildings or clustered condominium/recreational housing. Small Villages typically organize around a central feature, such as a park, plaza, church, or market. The land use character is a diverse and active village where the town's identity is clearly expressed. Small villages are encouraged to grow; density increases should be offset by density reductions from the Rural Residential, Foothill Cluster, and Agriculture areas. Small Villages are primary receiving areas for transferable development rights. The boundaries of Small Villages are flexible because new commercial development is encouraged to stay within already defined commercial zones until 80% of the commercial area is occupied, at which time adjacent parcels may be zoned for commercial uses.



## Rural Residential

Rural Residential is a low-density residential use typically requiring 3-acres of land per residential unit. Density increases beyond this may occur provided the increases are offset by density reductions from land categorized as Agriculture or other lands categorized as Rural Residential. Community facilities such as schools, churches, and neighborhood parks and recreation centers may be present. Land use character is provided by diverse and unique homes that are encouraged, but not required, to be clustered into smaller lots surrounded by open spaces or farmland, with trails connecting neighborhood clusters to each other and to nearby villages and recreation areas. Rural Residential areas are both sending areas and receiving areas for transferable development rights.



## Agriculture

Agriculture is a very low density land use that consists of large parcels that have the ability to maintain agriculture or ranch-related activity. This use is present primarily on the Valley floor, and is characterized by cultivated farms, orchards, ranches, and development types associated with the valley's agrarian history. Continued agricultural preservation and uses are encouraged here. As such, residential development should either be clustered and surrounded by open spaces, or be large estate lot subdivisions. The Agriculture areas are sending areas for transferable development rights.



## Rangeland

Rangeland includes public and private lands in the County, and represents the lowest-density residential land use. It typically includes at least 40-acre parcels and commonly includes farmhouses or cabins. Rangeland is often adjacent to public lands and vast open spaces, and contributes to the scenic and natural landscape of the Valley. This land use occurs in and above the Valley's foothills. Additional density should not be granted here.



## Canyon Gateway

Canyon Gateway is a medium-to-low-density land use that is limited to Ogden Canyon. Because of constrained land the County has historically allowed smaller lot subdivisions and small-scale retail such as condo-tels and restaurants. While commercial activity is present, land use character remains predominantly residential and clearly subordinate to the natural features of the canyon. Additional density should not be granted here. The Canyon Gateway is a sending area for transferable development rights.



## Designated Open Space

Ensures preservation of the natural environment or undeveloped spaces in an otherwise populated setting. Open Space typically contains no residential or commercial development, although historic homes, places, and original farmsteads may be present. This land use occurs throughout the Valley's public lands, foothills, gateways, and serves to protect key aspects of overall land use character in the Valley. Open Space may also support wildlife habitat needs and recreation. Additional density should not be granted here. See [open space map](#) in plan study for open space layer details.



## Resort

Resorts have a variety of uses and building types. They are designed and approved through master-planned development agreements. Land uses in resort areas can range from very intense and dense to vast protection of open space. Generally speaking, this land use accommodates significant traffic and visitation, and is well connected to public recreation amenities such as trails. Resorts are encouraged to grow; density increases should be offset by density reductions from the Rural Residential, Foothill Cluster, and Agriculture areas. Resorts are primary receiving areas for transferable development rights.



## Shoreline

Shoreline areas contain a mix of land uses, including residential dwellings, campgrounds and dedicated recreation facilities, and open space and farmlands. This mix of uses should continue to support valley recreation and the use of Pineview Reservoir. The land use character is visually subordinate to the Reservoir, and any development should provide compatibility with the natural setting. Additional density should not be granted here.



## Parks

Existing parks in Ogden Valley, excluding those in the Town of Huntsville, are shown on the Future Land Use Map. It is desired that these parks are protected and enhanced. A future park located in the Snowbasin property at the intersection of Trappers Loop and SR 39 is also shown.





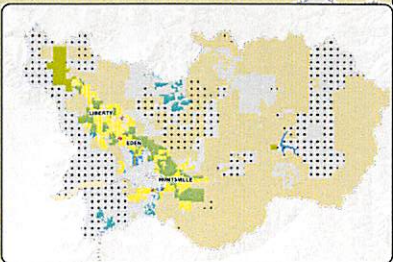
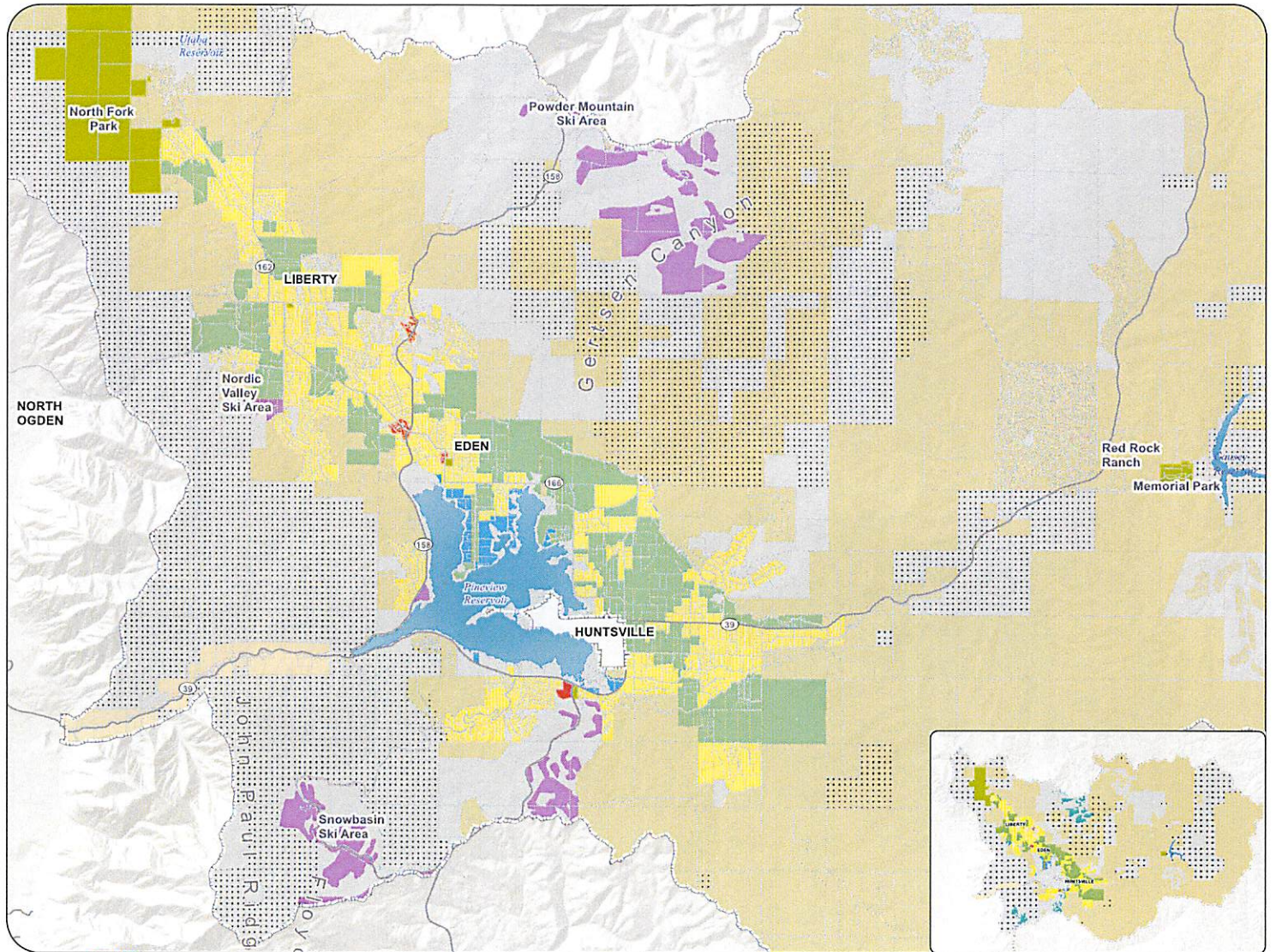
MAP 2: OGDEN VALLEY FUTURE LAND USE

**Legend**

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

**Future Land Use**

-  Public Lands
-  Small Villages
-  Resort
-  Rural Residential
-  Agriculture
-  Canyon Gateway
-  Rangeland
-  Designated Open Space
-  Shoreline



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



*Ogden Valley Future Land Use*



## GOALS, POLICIES, AND IMPLEMENTATION

Consistent with balancing public needs with individual rights, the following are the land-use goals and policies Weber County will pursue.

### Land Use Goal 1 – Reduce the overall amount and impact of future land development in Ogden Valley.

There is sufficient authorized development potential in Ogden Valley to support any future growth scenario. No additional entitlements are needed or desired. Many of these authorized units are in areas that have very low development potential and are unlikely to be developed in the foreseeable future. While broad mandatory downzoning is not supportable, voluntary methods to reduce overall development entitlements, particularly in sensitive areas and prime open-space or agricultural areas, could moderate overall development impacts. Many zone-authorized development units are located on sensitive land and prime open-space or agricultural land, and relocation of this development potential could reduce development impacts and offer better land utilization and efficiency of services.

**Land Use Policy 1.1** – In general, additional density should not be authorized in Ogden Valley for more intense uses. Weber County should support the purchase and transfer of existing development rights as the primary means to increase densities in suitable project areas while proportionately decreasing it in other areas. Density bonuses should only be allowed when they are granted to achieve specific and significant policy objectives of this General Plan. Incentives other than density bonuses, such as reduced road cross sections and other cost-saving measures for master-planned developments, should be proposed to reduce development intensities and to incentivize the purchase and transfer of development entitlements.

**Land Use Implementation 1.1** – Amend [Title 104, Chapter 29](#), of the Weber County Land Use Code to reduce the density bonuses available in resort areas and to tie the granting of density bonuses to the direct achievement of other policies of the General Plan.

**Land Use Policy 1.2** – No development potential should be assigned to sensitive lands such as steep slopes, wetlands, and areas of geological instability. Other sensitive areas such as important wildlife habitat and corridors and riparian areas should not be developed, but development credit for the acres affected should be allowed in other areas of the development project or for transfer to other more suitable areas.

**Land Use Implementation 1.2** – Amend [Chapters 27](#) and [28](#) of Title 104 to prohibit development in wetlands and floodplains, on slopes steeper than 30%, and in areas of geological instability. Reduce the allocation of development credits in these areas to zero. Prohibit development in identified critical habitat areas and wildlife corridors, on identified prominent ridgelines, and within established setbacks from the high-water mark of waterbodies, as provided in Chapter 28 of the Weber County Land Use Code. Allow development credits for such affected lands to be used elsewhere in the development area or for transfer to other more suitable areas, as identified in this General Plan.

**Land Use Policy 1.3** – Pursue a voluntary reduction in overall development entitlements in Ogden Valley by such voluntary measures as conservation easements, donations of development rights, voluntary downzoning, purchases of development rights, and land purchases.

**Land Use Implementation 1.3** – Enhance and publicize Weber County and other organizations' programs to promote conservation easements, donations, and other voluntary measures to reduce overall development entitlements in Ogden Valley. Help these organizations to partner with the development community to advance the intent of this implementation.



**Land Use Policy 1.4** - Employ entitlement mechanisms such as TDRs to reallocate existing authorized development units away from sensitive areas and prime open-space and agricultural areas to more suitable locations in areas that are becoming more residential and areas with existing supporting infrastructure such as roads and water and sewer service.

**Land Use Implementation 1.4** - Establish a coordinator's position to promote and educate about conservation easements and other voluntary programs to reduce development intensity. Enhance and publicize the County's register of landowners willing to sell development rights. Identify sending areas where open space and agricultural operations are most desirable (mapped in green on Future Land Use Map 2), and receiving areas where additional density of development is most suitable (mapped in yellow and red on Future Land Use Map 2). An approach to implementing the transfer of development rights in Ogden Valley is described in more detail in the Land Use section of the [Plan Study Appendix](#).

**Land Use Policy 1.5** - Encourage clustered residential developments with smaller lots rather than large-lot single-family developments for most subdivisions. Allow for large-lot estate subdivisions with provisions for efficient land use and effective maintenance of large residential lots.

**Land Use Implementation 1.5.1** - Require all residential development projects larger than six units that are located in predominantly agricultural areas (mapped in green on Future Land Use Map 2) to be cluster subdivisions or planned residential unit developments, unless they are proposed as estate subdivisions. The purpose of the clustering requirement in predominantly agricultural areas is to encourage the transfer of development entitlements from agricultural areas to developing residential areas and to preserve agricultural open spaces and operations while allowing for reasonable residential development. Monitor the effectiveness of the six-unit threshold in accomplishing the agricultural land preservation objectives of the General Plan and adjust the unit-size threshold, if necessary, to achieve the desired results.

**Land Use Implementation 1.5.2** - Create a new Estate Subdivision ordinance for Ogden Valley for residential development projects with average lot sizes of 5 acres or larger. The Estate Subdivision ordinance will encourage voluntary reduction of entitlement units in a project in exchange for relaxing specified subdivision development requirements, such as road cross sections, and will provide for the efficient land use and effective maintenance of large residential lots.

## **Land Use Goal 2 – Protect and encourage agricultural land uses.**

**Land Use Policy 2.1** - Buffer agricultural land uses from new residential uses by requiring residential developments in predominantly agricultural areas (mapped in green on Future Land Use Map 2) to provide setbacks, screening, fencing, and other methods to separate uses and limit interference with agricultural activities, while providing for public safety.

**Land Use Implementation 2.1** - Amend County ordinances to establish additional setbacks and buffer requirements for new residential development in predominantly agricultural areas.

# RESIDENTIAL DEVELOPMENT & HOUSING

*Vision: Ogden Valley should contain a variety of housing types to meet the needs of a diverse population of various income levels and ages. Neighborhoods should have convenient access to community amenities and be designed in a manner that protects the Valley's character. Residential development is designed to provide open spaces and efficient use of the land.*

## PRESENT AND FUTURE CONDITIONS

### Demographics

According to the 2010 U.S. census, Ogden Valley had an approximate population of 6,604 people in 2,214 households. Between 2000 and 2010, Ogden Valley's population grew 12% from 5,877 to 6,604, but the average household size declined from 3.2 to 3 (Table 3).

Table 3: Ogden Valley Household Trends

Household Trends	2000	2010	Change
Population	5,877	6,604	12%
Total Households	1,842	2,214	20%
Average Household Size	3.18	2.97	-7%
Family Households	1,525	1,810	19%
With own children under 18	787	743	-6%
Owner-Occupied	1,630	1,888	16%
Renter-Occupied	212	326	54%

During this period, the number of households with children under 18 declined, while the number of households with those over 65 increased. These trends suggest that Ogden Valley is developing as a lifestyle community with an aging workforce and that young families are not moving to the Valley, are moving out of the Valley, or both. Ogden Valley residences have an approximate vacancy rate of 53.90<sup>1</sup>, compared with the rest of Weber County, at 8.6%, and all of Utah, at 10.4%. The difference is attributable to the growth in the number of resort and recreational residences, which are occupied only periodically. Based on historical rates, the resident population of Ogden Valley is expected to double by 2032. Given current housing trends, however, there will be more housing units than

<sup>1</sup> Considering the inaccurate housing unit estimates from the 2010 census, this number may not be accurate. A more likely estimate may be closer to 43% vacancy (Ogden Valley Maximum Zoning Density Study 2014:30).

permanent residents in the Valley within the next 15 years. This means that current demand for recreational housing is high and that Ogden Valley is a desirable destination.

In addition to the numbers of new units, the characteristics of the occupants of new residences are an important consideration for future planning in the Valley, because part-time residents may have different desires for residential design and neighborhoods and shopping and recreational amenities than year-round residents. Part-time residents are also less likely to make daily commuting trips to Ogden and other destinations. Recreational properties also play an important role during different times of the year, such as popular vacation times, holidays, and special events, when the Valley population swells temporarily. A benefit to recreational properties, however, is that second homes pay property taxes based on their full market value. Residents have expressed concern that many second homes in Ogden Valley are being taxed at the reduced primary residence rate rather than at full taxable valuation, depriving the County and other taxing entities of property tax revenues to which they are entitled.

### Housing

Ogden Valley residents desire the Valley to be a place where families can stay throughout their life cycle and where a variety of housing types are available. Population growth and demographic trends influence Ogden Valley's housing, jobs, transportation, and services. While Ogden Valley remains an attractive bedroom community for many working families, the decreasing household size and aging population suggest that a greater proportion of the Valley's population will be retired or part-time residents in the future.

According to Mountain Luxury Real Estate ([www.mountainluxury.com](http://www.mountainluxury.com)), the median value of all housing types in Ogden Valley in 2013 was \$261,550. This is well above the state average of \$209,900 and the Weber County average of \$174,300. The median value for single-family homes



Table 4: Projections based on Average 10 Year Rate of Change

	Actual					Projected				
	1970	1980	1990	2000	2010	2020	2030	2040	2050	2060
Total Housing Units	823	1155	1778	2699	3653	5352	7843	11493	16841	24678
Population	2148	3294	3954	5877	6604	8822	11787	1547	21038	28106

in Ogden Valley was \$317,000, and the median value for condominiums was \$162,900. Most of the residences in Ogden Valley are single-family detached homes rather than multifamily condominiums or apartments. Nearly all the multifamily housing units are located in the resort areas of Wolf Creek and Powder Mountain. Considering the relatively small number of multifamily units and relatively high median price for a single-family home, there may not be enough variety in housing types and prices to encourage young families to locate to Ogden Valley and stay through their life cycle.

Ogden Valley's high residential vacancy rate indicates the trend toward more recreational and seasonal homes in the Valley. The Airbnb and VRBO vacation rental websites ([www.vrbo.com](http://www.vrbo.com), [www.airbnb.com](http://www.airbnb.com)) list well over 100 vacation rental options in the Valley. Although nightly rentals are great for bringing in tourism, they operate more like commercial lodging than residential housing and can create conflicts in otherwise mainly full-time residential areas. The County limits nightly rentals (a stay of fewer than 3 nights) to identified zones in Ogden Valley, but residents report that the nightly rental restrictions are not uniformly enforced.

Ultimately, the economy will determine the types of housing products that the Ogden Valley market will support, but a move toward resort and planned development housing should be anticipated. Additional attached and multifamily housing options would be needed to allow young families to locate to Ogden Valley. At the same time, Ogden Valley residents are wealthier than in the last decade, and a continuing demand for large-lot residences should also be anticipated. The statutory requirement that political subdivisions of the state provide for moderate-income housing is addressed in the Weber County General Plan and implementing ordinances. Nevertheless, residents feel that it is important that housing is available for people of a broad range of income levels in Ogden Valley.

As discussed in the Land Use Element chapter, the configuration of residential and other development in Ogden Valley can have as significant an influence on the impact of the development as the number of units. Overall, Valley residents favor a land-use pattern in which develop-

ment is clustered in areas separated by open agricultural lands or natural greenbelts. Current County ordinances provide for cluster subdivisions and PRUDs with smaller development footprints and common open areas. According to the Weber County Recorder's Office, there are 57 cluster-subdivision plats and 13 planned residential unit development (PRUD) condominium plats in Ogden Valley. The goals and policies of this General Plan seek to encourage clustering of residential development in most instances. Where large-lot (3 acres or larger) residential development is proposed, the goals and policies seek to avoid invasive weeds and poor maintenance of large lots while allowing for that residential option in Ogden Valley.

### Moderate-Income Housing

The housing in unincorporated Weber County is less affordable than housing in incorporated areas of the County. Only 16% of existing sales in the unincorporated County were affordable to moderate-income households. Therefore, the need for a proactive affordable housing planning is higher in unincorporated areas than in many of the County's municipal jurisdictions; however, this is not unusual for the mostly rural areas. It makes for a unique circumstance where there are few areas that can support this type of development. Over the next 5 years, Weber County will need to encourage that, at minimum, one-quarter of all units built in the unincorporated areas be affordable for low- and moderate-income households. Almost all of the housing in unincorporated Weber County is single-family residential, with the exception of a few resort-type condominiums in Ogden Valley and a few duplexes in the western part of the County. Both the Ogden Valley and West Central General Plans identify the need to preserve agricultural lands and open spaces. Resort projects in Ogden Valley are required to address the need for employee housing. Weber County cities provide the bulk of urban services, with the exception of the Uintah Highlands neighborhood.

## GOALS, POLICIES, AND IMPLEMENTATION

### Residential Development Goal 1 – Provide housing choices in neighborhoods that will allow residents to live in Ogden Valley for their entire life cycle.

**Residential Development Policy 1.1** – Encourage residential development projects to incorporate a mix of housing sizes, types, and prices..

**Residential Development Implementation 1.1** – Revise Cluster Subdivision and PRUD ordinances to require a variety of housing types within development projects larger than 12 units. Monitor the 12-unit threshold requirement for unit size and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and adjust the unit threshold as necessary.

**Residential Development Policy 1.2** – Manage accessory dwelling units (ADUs) to allow for affordable housing opportunities without increasing the overall impact of residential development in Ogden Valley.

**Residential Development Implementation 1.2** – Review current County ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning entitlements.

### Residential Development Goal 2 – Cluster residential development to provide for open spaces and greenbelts between developed areas.

**Residential Development 2.1** - Encourage clustered residential developments with smaller lots rather than large-lot single-family developments for most subdivisions. Allow for large-lot estate subdivisions with provisions for efficient land use and effective maintenance of large residential lots.

**Residential Development Implementation 2.1.1** – Require all residential development projects larger than six units that are located in predominantly agricultural areas (mapped in green on Future Land Use Map 2) to be cluster subdivisions or PRUDs, unless they are proposed as estate subdivisions. The purpose of the clustering requirement in predominantly agricultural areas is to encourage the transfer of development entitlements from agricultural areas to developing residential areas and to preserve agricultural lands and operations while allowing for reasonable residential development. Monitor the effectiveness of the six-unit threshold in accomplishing the agricultural land preservation objectives of the General Plan and, if necessary, adjust the unit-size threshold to achieve the desired results.

**Residential Development Implementation 2.1.2** – Create a new Estate Subdivision ordinance for Ogden Valley for residential development projects with average lot sizes of 5 acres or larger. The Estate Subdivision ordinance will encourage voluntary reduction of entitlement units in a project in exchange for relaxing specified subdivision development requirements, such as road cross sections, and will provide for the efficient land use and effective maintenance of large residential lots.

### Residential Development Goal 3 – Ensure that all property tax obligations for properties in Ogden Valley are met.

**Residential Development Policy 3.1** – Ensure that second homes in Ogden Valley are taxed at their full taxable value.

**Residential Development Implementation 3.1** – Implement a program to determine the primary or secondary status of residential properties in Ogden Valley to ensure equitable collection of property taxes for all taxing entities.



## **Moderate-Income Housing Goal 1 – Ensure affordable homeownership and rental housing opportunities in Ogden Valley, and maintain the quality of existing single-family housing stock.**

**Moderate-Income Housing Policy 1.1** - Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability.

**Moderate-Income Housing Implementation 1.1.1** - Support the Weber Housing Authority's role in developing mixed-use housing projects resulting in additional housing opportunities; where mixed-use development occurs, provide a variety of housing types; require resorts to comply with the Destination and Recreation Resort Zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees; and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.

**Moderate-Income Implementation 1.1.2** - Develop cluster and node ordinances that will allow for mixed housing types in compact areas consistent with the General Plan locations. Develop and adopt design standards for mixed-use neighborhoods.

**Moderate Income Housing Implementation 1.1.3** - Encourage the development of low- to moderate-income housing in established cities and towns in order to protect agricultural lands and provide open spaces within the unincorporated areas of Weber County.

**Moderate-Income Housing Policy 1.2** – Maintain the quality of existing single-family housing stock in Ogden Valley

**Moderate-Income Housing Implementation 1.2.1** - Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income home owners.

**Moderate-Income Housing Implementation Policy 1.2.2** - Update or provide the necessary tools to enable the County to track (1) the mix of existing housing stock, (2) the condition of existing housing stock, (3) the delivery of existing-housing education to the public, and (4) the availability of local resources for single and multifamily rehabilitation or new construction which facilitates access and affordability for special-needs populations.

**Moderate-Income Housing Policy 1.3** - Track land use and housing and the transition of land uses in Ogden Valley.

**Moderate Income Housing Implementation 1.3.1** - Establish a mechanism to track the condition of existing housing stock in Ogden Valley, including multifamily and single-family residences.

**Moderate Income Housing Implementation 1.3.2** - Conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in Ogden Valley.

**Moderate-Income Housing Implementation 1.3.3** - Monitor market data and barriers over time for all housing sectors to ensure prioritization and implementation to meet moderate-income housing plan compliance every 2 years.

**Moderate-Income Housing Implementation 1.3.4** - Conduct a housing-barriers analysis as part of the 2-year update for compliance with the moderate-income housing plan. Coordinate this effort with the Weber Housing Authority.

# COMMERCIAL DEVELOPMENT

*Vision: Weber County will support sustainable and thriving local businesses in Ogden Valley and will capitalize on recreational tourism to support its economic base. New commercial development will be focused in existing commercial areas and will be designed to be compatible with the rural character of Ogden Valley.*

## PRESENT AND FUTURE CONDITIONS

Most current commercial uses in Ogden Valley are located in Huntsville, Eden, Old Eden, the Trappers Loop junction, and the resort areas, although there are a number of individual commercial parcels scattered throughout the Valley. Approximately 87 acres in the Valley, outside the resort areas, are zoned for commercial uses; approximately 12 acres are zoned for gravel extraction; and approximately 8 acres are zoned for manufacturing. According to the Economic Development Corporation of Utah and Weber County's Economic Development Department (October 2014), only three commercial spaces are available to rent/purchase in Ogden Valley. Ogden Valley is a 15-minute drive from Ogden City, so most retail purchases by Ogden Valley residents are made outside the Valley.

Ogden Valley is a year-round playground, with Pineview Reservoir and numerous hiking opportunities, as well as three ski resorts, snowmobiling, and cross-country trails. According to data from the 2005 General Plan Recreation Element, Ogden Valley receives over 1.5 million visitors per year, most of whom are day rather than overnight visitors. The Valley is becoming a vacation destination, with many second homes and vacation rental services, such as AirBnB and VRBO. Valley residents are concerned that high levels of visitation will affect life in the Valley with little economic benefit to Valley residents and businesses. However, there is little support among Valley residents for significant expansion of retail, dining, or lodging businesses that could better capture visitor revenues.

### Employment

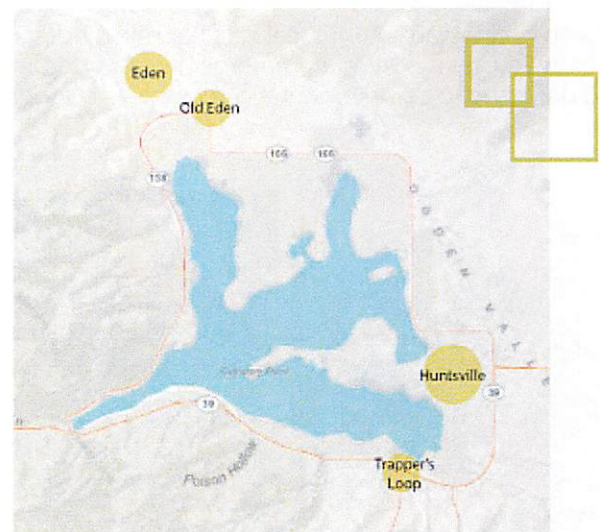
Among employed Ogden Valley residents, 72% work in Weber County and 28% work outside the County. The average commute for those who work outside the Valley is 34 minutes, which suggests that although many Valley residents work in the County, they work outside the Valley. Residents have expressed a desire for more employment opportunities in Ogden Valley, to reduce commut-

ing times and to provide opportunities for younger Valley residents. However, there is little support for expansion of the types of commercial development in the Valley that would provide additional employment opportunities.

### Commercial Locations

The primary retail and commercial areas in Ogden Valley are Huntsville, Eden, Old Eden, the Trapper's Loop junction, and the ski resort areas. The types of commercial activities and character of these areas are distinct from area to area. Huntsville has maintained the historical charm of its town center by preserving many of its historic structures and supporting sympathetic design of newer small restaurants and service commercial buildings. Old Eden is smaller than Huntsville but also has a unique historical character and a community-oriented town center. Small local retail establishments surround Eden Park. The commercial structures in Old Eden, although different in

MAP 3: OGDEN VALLEY COMMERCIAL AREAS





architectural style, rely on historical details and character and provide an attractive, walkable commercial center. The Eden town center is considered the main commercial center in Ogden Valley. Oriented around the intersection of SR 158 and SR 162, this area contains many service-oriented businesses, such as a dentist office, the post office, and the only grocery store in the Valley. The Eden area is automobile-oriented and lacks open public gathering spaces. The Trappers Loop junction area is not as concentrated as the other commercial centers and contains a mix of mostly retail establishments of different eras and designs. The resort commercial areas are thematically tied to the resorts and focus on providing services to visitors rather than residents.

Residents desire that new commercial development be located and clustered in one of the existing commercial areas, or within master-planned ski resort areas. Residents would also like for commercial development in each area to have a consistent design theme. In the Old Eden area, residents would like to have new commercial development properly scaled and designed to be consistent with the existing pedestrian-friendly historical character. New commercial development in all areas should be compatible with the rural character of Ogden Valley and should provide for an appropriate transition between commercial and surrounding land uses.

With Ogden City located so close to the Valley, additional retail development has not been much of a concern for Valley residents. As the population grows and tourism increases, however, there may not be enough commercial services to support the increased demand. Residents generally support the expansion of retail commercial activity to provide additional convenience for residents and capture some of the economic potential of the high levels of visitation, but they prefer to continue relying on nearby urban areas for most retail goods, particularly from big-box and chain retailers. Residents generally support the growth and expansion of local retail and businesses that are clustered in existing commercial areas and planned and designed to complement the character of Ogden Valley.

## Commercial Design

Ogden Valley has a variety of commercial structure designs, from the mountain modern office building in Eden to the log cabin retail building next door. Although this diversity provides a sense of uniqueness in the Valley, residents have expressed a strong desire for better design coordination, improved pedestrian spaces, and greater emphasis on quality architecture and landscape design for commercial buildings and areas.

Similar to design strategies for new resort villages recommended in the Ogden Valley Recreation Element (Weber County 2005:157), new projects in the commercial areas defined above should adopt designs that reflect Ogden Valley's existing historical rural character and land use patterns. For example, agrarian architectural themes like barns, farmhouses, and gable-ended structures and historic grid patterns like that of Huntsville are useful design considerations to ensure that new commercial development blends into the Valley.

Ogden Valley residents expressed a desire for multistory mixed-use development, as long as the development is compatible with surrounding uses in height, design, and location. Mixed-use developments would be located in the identified commercial areas. Mixed uses are valuable for accommodating a greater intensity of use on less land, as well as for encouraging multiple options for transportation such as walking or bicycling, which improves health and air quality.

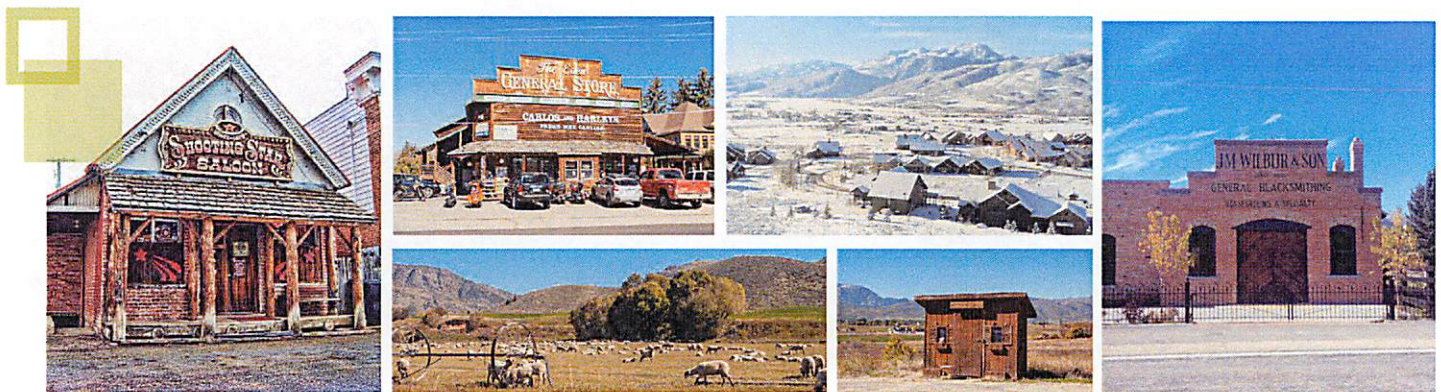


Figure 1: A range of character defining features in Ogden Valley.

## GOALS, POLICIES, AND IMPLEMENTATION

### Commercial Development Goal 1: Ensure that the location of retail and commercial development is consistent with Ogden Valley's rural character.

**Commercial Development Policy 1.1:** Encourage all new commercial development in Ogden Valley to locate in the Huntsville, Eden, Old Eden, Trapper's Loop junction, and ski resort areas. Discourage scattered and strip commercial and retail development in other areas of the Valley.

**Commercial Development Implementation 1.1:** Encourage new commercial development to locate on property currently zoned for commercial uses. When 80% of the vacant land zoned for commercial uses is occupied, allow for additional land to be zoned for commercial uses adjacent to existing commercial areas in the Huntsville, Eden, Old Eden, Trapper's Loop junction, and ski resort areas.

### Commercial Development Goal 2: Ensure that the design of retail and commercial development is consistent with Ogden Valley's rural character.

**Commercial Development Policy 2.1:** Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.

**Commercial Development Implementation 2.1:** Revise [Chapters 108-1](#) and [108-2](#) of the County ordinances to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, lighting, landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements may include agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley.

**Commercial Development Policy 2.2:** Discourage big-box-style development throughout the Valley.

**Commercial Development Implementation 2.2:** Amend County ordinances to limit the maximum size of retail businesses in Ogden Valley to 30,000 square feet. Monitor the demand for additional retail sales in the Valley to determine a possible future need for larger retail businesses.

### Commercial Development Goal 3: Ensure that future commercial development supports excellent civic function and community interaction.

**Commercial Development Policy 3.1:** Encourage mixed-use commercial/residential development in commercial areas, consistent with the existing character of each commercial area.

**Commercial Development Implementation 3.1:** Evaluate existing County zoning standards to ensure that the standards for each Ogden Valley commercial area will accomplish the development and design objectives for each area.

**Commercial Development Policy 3.2:** Encourage public spaces and plazas within commercial developments that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, gridlike pattern in the Valley and extend trails and pathways to commercial village areas.

**Commercial Development Implementation 3.2:** Develop and adopt multimodal streetscape cross sections for commercial 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 and external connections for commercial developments.



**Commercial Development Policy 3.3:** Ensure that all signage in Ogden Valley is compatible with the context of the sign's location and the rural character of Valley.

**Commercial Development Implementation 3.3.1:** Evaluate and revise, as necessary, the commercial sign standards for Ogden Valley to promote a consistent design theme that is compatible with the rural character of the Valley.

**Commercial Development Implementation 3.3.2:** Consider development of an Ogden Valley community signage plan with an identifiable theme for noncommercial signs in the Valley. Consider including a plan for wayfinding signage for the Valley.

# COMMUNITY CHARACTER

*Vision: The rural character of Ogden Valley is defined by its open fields, stands of trees, and small villages; by Pineview Reservoir; and by the surrounding foothills and mountain background. Physical development in Ogden Valley should complement, not overwhelm or compete with, the rural character of the Valley. In Ogden Valley, Weber County will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.*

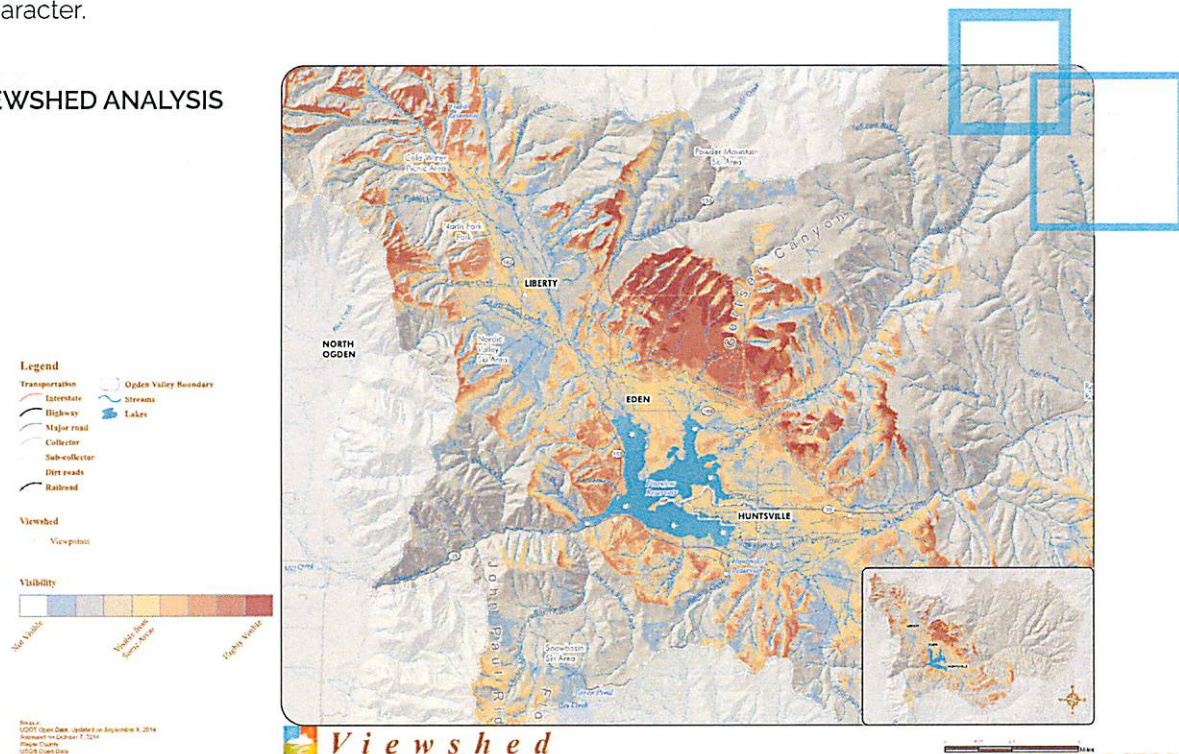
## PRESENT AND FUTURE CONDITIONS

Residents feel that the physical features and development patterns of Ogden Valley should be compatible with and complement the natural environment and rural character of the Valley. This element addresses the aspects of the natural and built environments of Ogden Valley that contribute to a distinct sense of place. Ogden Valley contains a mix of developed areas and open spaces. Developed areas include residential and commercial buildings, public buildings, streets, and infrastructure. Open spaces include parks, farms, fields, hillsides, and the mountain backdrop of Ogden Valley. From nearly every point in the Valley, there are beautiful views of the surrounding mountains and Pineview Reservoir. The natural beauty of Ogden Valley is a valuable asset to residents. Residents want to ensure that new development enhances, not detracts from, Ogden Valley's character.

### Gateways and Viewsheds

Ogden Valley's natural setting provides opportunities for spectacular views of local agriculture, the mountains, and Pineview Reservoir. The visual values of the Valley are most evident at major entry points, or gateways, and from roadways extending through the community. Residents feel that an important aspect of preserving the Valley's rural character includes maintaining the sense of arrival at Ogden Valley gateways and preserving open view corridors at key points within the Valley. Residents do not want development to be obtrusive or to unduly compromise these views. Gateway areas can also buffer the transition of land uses from open spaces at the gateways to more developed areas.

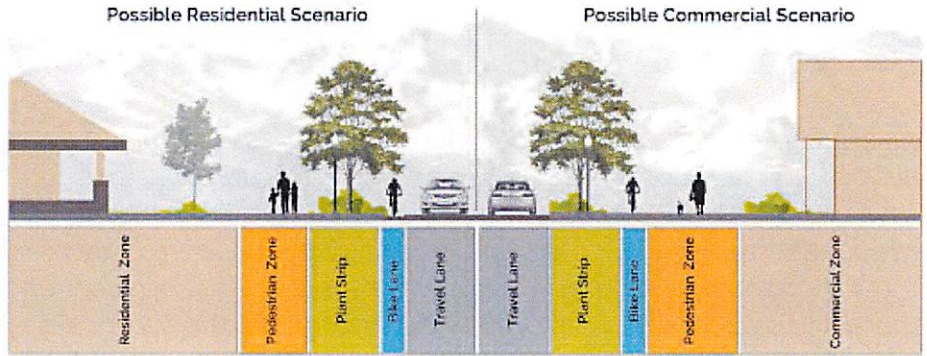
MAP 4: VIEWSHED ANALYSIS



## Streetscape Design

There is a great diversity of design in residential and public developments in Ogden Valley. Although residents value the ability to build and design their homes as they desire within certain boundaries, such as sensitivity to the natural environment, they would like to see more consistency in the design of public structures and facilities. Ogden Valley's street system includes a fairly uniform rural design. The rural roadways (paved surface, dirt shoulder, and irrigation ditches) lead to rural neighborhood streets. Over time, Valley residents would like to see consistent standards and patterns for pedestrian ways, bike paths, signage, and other road-related features. The needs of pedestrians should be a specific consideration in streetscape design, such as for bike lanes and sidewalk or pathway widths. Street lighting, landscape design, and streetscape design are elements for which the public desires to see more coordinated and consistent design in order to provide visually appealing connections among Valley areas and to enhance safety.

Figure 2: Possible Streetscape Design



## Dark Sky Preservation

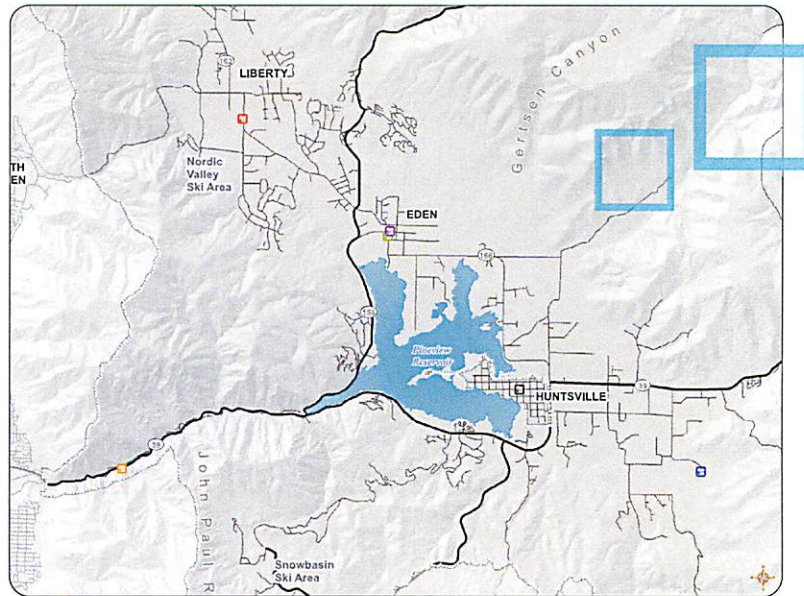
Ogden Valley residents have expressed a strong desire to preserve their legacy dark skies. In 2000, dark-sky lighting and sign ordinances were passed, and in spring 2015, North Fork Park became the world's 21st International Dark Sky Park, constituting a northern anchor for the national parks in Utah that have also been accredited. Astrotourism (a natural companion to agritourism) is accelerating trends that not only can support the local economy but also can honor Ogden Valley's rural heritage and distinct natural beauty.

## Historic Preservation

Ogden Valley has a rich cultural heritage. Several areas within the Valley have played important roles in the early development of Weber County and the State of Utah. Today, the Valley's history and cultural resources continue to contribute to the Valley's charm and character. Identifying and preserving historical and cultural resources is an important County objective. Valley residents have identified several historical and cultural sites including:

- The Blacksmith Shop
- Charde property
- Rhodes property
- Brick kilns
- Monastery
- Old Eden Square
- Shooting Star Saloon

- Historic Sites**
- Rhodes Property
  - Brick Kilns
  - Blacksmith Shop
  - Monastery
  - Old Eden Square
  - Shooting Star Saloon



Historic Sites

MAP 5: OGDEN VALLEY HISTORIC SITES

## GOALS, POLICIES, AND IMPLEMENTATION

### Gateways and Viewsheds Goal 1: Establish attractive gateways to Ogden Valley that promote an image of the Valley as distinctive, natural, and rural.

**Gateways and Viewsheds Policy 1.1:** Use landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at each Ogden Valley entrance to welcome visitors and establish the character of the Valley. Minimize and discourage visually prominent development at gateways to Ogden Valley.

**Gateways and Viewsheds Implementation 1.1.1:** Establish an Ogden Valley Gateway Overlay Zone to manage development in identified gateway areas, and establish overlay zone boundaries at each of the four Ogden Valley gateways: Ogden Canyon, Trappers Loop, North Ogden Divide/Avon, and the Monte Cristo Road. Establish design standards for development in the overlay zone areas.

### Gateways and Viewsheds Goal 2: Protect the Valley's sense of openness and rural character.

**Gateways and Viewsheds Policy 2.1:** Encourage the preservation and maintenance of significant trees, shrubs, and other natural vegetation in riparian and other natural areas. Ensure that large-lot (3 acres and larger) development standards minimize site disturbance and lot coverage.

**Gateways and Viewsheds Policy 2.2:** Encourage creative development designs that preserve natural, agricultural, and other open spaces, including clustered and mixed-use developments. Update and strengthen detailed development guidelines that provide key direction and support for best practices.

**Gateways and Viewsheds Implementation 2.2:** Revise County development standards to require clustering and site planning for all residential developments of six lots or more. Require site planning to minimize site disturbance and lot coverage on large lots. Amend development standards to require undergrounding of all utilities for new commercial development projects and for residential development projects of 10 units or more.

**Gateways and Viewsheds Policy 2.3:** Promote context-appropriate directional and interpretive signage and public art in public spaces throughout the Valley.

### Gateways and Viewsheds Goal 3: Protect key viewsheds throughout the Valley.

**Gateways and Viewsheds Policy 3.1:** Develop view corridor development overlays with setbacks and design standards for identified sections of SR 39, SR 166, and SR 158. The overlays should protect views of the mountains and Pineview Reservoir from these roadway sections.

**Gateways and Viewsheds Policy 3.2:** Strengthen ridgeline, hillside, and steep-slope development protections to avoid visually prominent structures, hillside cuts, and vegetation removal that alter the visual quality of the Valley's viewsheds.

**Gateways and Viewsheds Implementation 3.2.1:** Amend County ordinances to revise ridgeline and hillside development standards to ensure that the natural ridgeline form is protected from identified viewpoints throughout the Valley and that hillside development is designed to minimize visual impacts.

**Gateways and Viewsheds Implementation 3.2.2:** Establish a View Corridor Overlay Zone with setback and design standards to manage development along identified sections of Valley roadways to preserve mountain and reservoir viewsheds.



**Streetscape Design Goal 1: Ensure that Ogden Valley roads and streets have a cohesive design that enhances community character.**

**Streetscape Design Implementation 1.1:** Develop and adopt multimodal streetscape cross sections for commercial areas, and implement key elements during programmed road maintenance and upgrade projects.

**Streetscape Design Implementation 1.2:** Establish comprehensive streetscape standards for new residential streets in Ogden Valley, including consistent landscaping, lighting, paving patterns, and other public improvements.

**Historic Preservation Goal 1: Preserve, promote, and enhance Ogden Valley's authenticity, history, and heritage.**

**Historic Preservation Implementation 1.1:** Survey, document, and maintain a database of all historic and cultural properties.

**Historic Preservation Implementation 1.2:** Require that new development or redevelopment is architecturally and visually compatible with nearby historic properties.

**Historic Preservation Implementation 1.3:** Develop a historic/cultural site protection program to minimize the loss of historic and architecturally significant properties in the Valley.

**Dark Sky Preservation Goal 1: Promote the Valley's rural character and heritage, enhance the natural environment, ensure the welfare of wildlife, enhance the ability of local businesses, and provide greater nighttime security through protection of the night sky.**

**Dark Sky Preservation Policy 1.1:** Encourage programs for residential and agricultural dark-sky-lighting compliance.

**Dark Sky Preservation Implementation 1.1:** Evaluate the current dark-sky lighting ordinance for consistency with dark-sky policy and current technology; identify possible updates.

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

**Dark Sky Preservation Implementation 1.2:** Evaluate current dark-sky sign ordinance for community character effectiveness and competitiveness with other Amenity West communities; identify possible updates.

# TRANSPORTATION AND MOBILITY

*Vision: Ogden Valley will have a transportation system that enhances mobility, reduces congestion, and meets air quality standards without disturbing existing land uses. The transportation system will have an active transportation component that connects and enhances bike and pedestrian facilities throughout the region.*

## PRESENT AND FUTURE CONDITIONS

Ogden Valley is situated on the eastern side of the Wasatch Mountains about 10 miles east of Ogden and 40 miles north of Salt Lake City. There are two main access points to Ogden Valley from the Wasatch front: (1) Interstate 84 to State Route (SR) 167 Trapper's Loop and (2) SR 39 up through Ogden Canyon. Two smaller access ways into Ogden Valley include North Ogden Divide (Weber County Road 3464) and Avon Divide (SR 162). Ogden Valley's main internal transportation routes include SR 39, the road on the west side of Pineview Reservoir (SR 158), the Huntsville to Eden Road (SR 166), and the Eden to Liberty and Wolf Creek Road (SR 162). The Valley transportation network connects the Valley's one incorporated town, Huntsville, with the four unincorporated communities of East Huntsville, Eden, Liberty, and Nordic Valley. Ogden Valley is home to approximately 7,000 residents and receives more than 1.5 million visitors each year.

Ogden Valley continues to experience population growth, in addition to an increase in tourism in the summer and winter. This level of traffic to, from, and around the Valley, particularly on busy weekends, is a challenge for the existing transportation network. The form of the existing transportation network and the design of transportation facilities also play a role in the identity and character of Ogden Valley. There are no stoplights, no four lane roads, and only one four-way stop sign in the Valley. Residents support these low-intensity features as contributing to the rural character. Although the desire to maintain the Valley's character is important, so is the desire for a safe, efficient, and well-maintained transportation system to serve residents and visitors.

Residents support establishing and maintaining active nonmotorized transportation facilities, including bike paths, walkways, and other opportunities, as part of the overall transportation system within the Valley and between destinations. In particular, residents support the completion of a bike path around Pineview Reservoir and the establishment of bike lanes in conjunction with Valley roadways. There is no bus or other transit service in Ogden Valley, although the resorts provide commuter bus service for their employees. Most employed Valley residents commute to jobs outside Ogden Valley, and they overwhelmingly rely on individual vehicles to get to their jobs.

### Road Jurisdiction and Planning

In general, transportation agencies respond to the current and anticipated future demand for transportation infrastructure by relying on land-use planning and growth projections by local governments and regional associations of governments. Transportation agencies attempt to accurately gauge the rate of growth and resulting traffic demands in order to provide infrastructure when it is needed and balance premature overbuilding with the need to redo undersized projects. Traffic agencies use "level of service" as a measure of how well a particular roadway is functioning. A roadway's level of service is a qualitative measure that describes the operating conditions of a traffic stream, based on various other measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. Weber County and the Utah Department of Transportation (UDOT) have developed plans for the roads under their jurisdictions located in and providing access to Ogden Valley.





## Weber County

Weber County prepared a 2015 draft Ogden Valley Transportation Master Plan (TMP), which has not been formally adopted as of the publication of this General Plan update. The scope of the transportation plan is limited to County roadways and does not address state routes. The purpose of the TMP is as follows:

"The purpose of this Transportation Master Plan (TMP) is to provide a coordinated effort to plan for the transportation needs of unincorporated Weber County based on the existing transportation system and future land use plans. This is the first large scale effort to look at the unincorporated County transportation system as a whole and determine what future facilities are needed to accommodate growth and manage transportation demand. Existing conditions, future 2025 conditions, and future 2040 conditions are evaluated in order to develop phased plans for improvements that can be implemented as development occurs in the County. Because this is the first TMP completed by the County, a primary purpose is to develop roadway classifications and design in order to preserve right-of-way as development occurs." (Weber County 2015:8)

The draft TMP identifies the following general goals for transportation in Ogden Valley:

- Goal 1: Plan for future improvements needed as the County develops.
- Goal 2: Identify important corridors for right-of-way preservation.
- Goal 3: Improve safety for all roadway users.

The draft TMP identifies functional road classifications in Ogden Valley to help provide for future transportation needs. The functional road classifications include local streets, minor collectors, rural major collectors, minor arterials, and rural arterials—all of which form the primary Valley road system. The TMP recommends that any future streets be laid out in a grid pattern to ensure convenient access and reduce congestion. An inventory of all signs and crosswalks was also completed, and extensive traffic volume data was gathered. The draft TMP reports that

"...all county roadways are currently operating at acceptable levels of service and most are expected to continue to do so in the future. Widening is recommended on Highway 162 to increase capacity and prevent unacceptable conditions in the future. A new Minor Arterial is recommended from SR 158 to 7100 East to provide an alternate route through this section of the valley. This will help to relieve congestion on Highway 162 and at the intersection of SR 158 and Highway 162. Several other system improvement projects are recommended in order to create an efficient, safe, and well-connected transportation system" (Weber County 2015:42).

As described in the Land Use Element chapter of this General Plan, the current zoning in Ogden Valley and the number of existing approved development lots suggest that the population of the Valley will increase significantly over time. The rate at which that population increase occurs will be affected by a number of factors and is difficult to predict. It is expected that the levels of service on local roads and state highways will decline as Ogden Valley resident and visitor populations increase. For the purposes of traffic planning, the County's draft TMP assumes the following rates of growth for Ogden Valley:

"At the time the travel forecast model was being developed there was no detailed plan available. Due to these limitations an assumption was made that open, developable land within the Valley will be one-third built out by 2040. This assumption is consistent with expected growth rates in other portions of unincorporated Weber County. The growth and projections discussed in this section do not include development directly associated with the ski resorts. An analysis was completed to determine the theoretical maximum build-out of the residential areas of the Valley. Using zoning and elevation data it was determined that the current land uses could allow approximately an additional 10,000 housing units. This does not include resort growth (to be discussed later) or growth in the mountainous forest residential areas. Some growth will occur in the forest areas, but it will be very limited and difficult to predict where or when it will occur. Based on these assumptions it was determined that there would be approximately 3,300 additional housing units built by 2040, which is a little less than double the existing count. With an average housing unit occupancy of 1.68 persons this equates to a 2040 population of approximately 11,600." (Weber County 2015:14)

Whether or not the TMP projection of an additional 3,300 housing units in Ogden Valley occurs by 2040, without upgrades or additional road infrastructure, the levels of service on County and local roads at that population would decline as follows:

- Highway 162 east of Highway 158 would deteriorate to a level of service E (failure)
- Some sections of Highway 162 would deteriorate to a level of service B or C
- 7800 East north of SR 36 would deteriorate to a level of service B

The TMP's recommendations are grouped here by transportation planning objective. Some projects call for improvements to existing roads; others call for road extension or construction of new roads. The road alignments shown on maps in the TMP are general connections, not necessarily specific alignments for new roads or streets. The timing of these projects is not specified but would depend on the rates and locations of growth within the Valley. The TMP recommendations include the following:

Protect the level of service and capacity of traffic on Highway 162:

- Widen Highway 162 to three lanes (Phase 2 – by 2040, but monitor the pace of growth).
- Build a new arterial from SR 158 to 7100 East to provide an alternate route through this section of the Valley (Phase 2 – by 2040, but monitor the pace of growth).
- Build a new arterial extension of 4100 North to connect with SR 158, as an alternative to Highway 162 (Phase 1 – by 2025, but monitor pace of growth).

Fill out the Valley road grid to increase overall connectivity and offer alternate routes to avoid localized congestion:

- Build a new road connecting 8600 East to 7900 East north of Huntsville to fill out grid (Phase 2 – by 2040)
- Build a new extension of 1300 South outside Huntsville to connect to Ogden Canyon Road (SR 39) to fill out grid.

Anticipate transportation demands of future growth:

- Realign 8600 East south of 500 East, if and when needed.
- Reroute 1300 South intersection with 9500 East, if and when needed.

Create basic transportation and roadway infrastructure:

- Create a functional road classification system for Ogden Valley (road classification map included in the draft TMP)
- Implement a series of phased future signals

Strengthen alternative transportation modes:

- Consider implementing regularly scheduled bus service as the area develops
- Include bike lanes on all major collectors
- Recommend pedestrian ways in conjunction with all local roads, but only include where needed depending on housing type and density; otherwise 6-foot paved shoulder.
- Work with Weber Pathways to implement 2010 Weber County Cooperative Pathways Master Plan and use that plan as a tool for active transportation
- Improve pedestrian crossings to reduce pedestrian-involved crashes



## Utah Department of Transportation

The main access points to Ogden Valley are the Utah state highways over Trapper's Loop and up through Ogden Canyon, over which UDOT has jurisdiction and management responsibility. UDOT plans for future road improvements through its short-and long-range planning. UDOT prepares long-range plans for its traffic regions and allocates future projects to phases that indicate the relative priority and timing of future projects. The long-range plans also indicate whether funding has been identified or committed to complete the projects. The 2015 – 2040 UDOT Long Range Plan identifies future projects that would affect the main access points to Ogden Valley:

- Ogden Canyon (SR 39), Mileposts 9 to 22 – Planning Study; Phase 1 (funded and under way by Horrocks Engineers, with an anticipated completion date of spring 2016)
- Ogden Canyon (SR 39), Mileposts 9 to 22 – Road Widening; Phase 4 (unfunded; previously in Phase 3 but moved to Phase 4)
- Trappers Loop (SR 167), Mileposts 0 to 1.6, Interstate 84 to Trappers Loop Road – Planning Study; Phase 1 (funded and under way)
- Trappers Loop (SR 167), Mileposts 1.6 to 11.1, Trappers Loop Road to SR 39 – Road Widening; Phase 4 (unfunded)

The Ogden Canyon and the Trappers Loop widening projects are interrelated and most likely only one of the projects would be constructed, since either project could negate the need for the other. No cost calculations have been prepared for either widening project, but preliminary estimates suggest that the Ogden Canyon project would be much more expensive than the Trappers Loop project to achieve the same average daily trip capacity to and from Ogden Valley.

InterPlan conducted a high-level analysis of the state highways leading to Ogden Valley and determined that SR 39 up through Ogden Canyon is at nearly 60% of its design capacity. The traffic on Trappers Loop, North Ogden Divide, and Avon Divide is all at less than 20% design capacity. Residents of Ogden Canyon are already feeling the pressure of high traffic volumes, particularly on weekends when recreationists and visitors dramatically increase traffic through the canyon. The SR 39 planning study is evaluating alternatives to calm traffic, improve flow, and improve road safety as alternatives to the more expensive options that would substantially increase traffic capacity.

## Alternative Modes of Transportation

Public transit service is limited to the ski-resort shuttle buses. According the draft TMP, the County recognizes that regularly scheduled bus service would be difficult to justify financially.

Active transportation is popular in Ogden Valley. Trail plans for Ogden Valley include the 2010 Weber County Cooperative Pathways Master Plan and the 2013 Ogden Valley Pathway Master Plan. Weber Pathways is a nonprofit organization that has made great efforts in the past several years to improve trails and pathways for active transportation, as well as recreational use, in Weber County. Trails and pathways provide recreation and transportation benefits when designed and located appropriately. In May 2010, Weber County and Weber Pathways teamed to develop the Weber County Cooperative Pathways Master Plan, which outlines goals, visions, and policies for active transportation in the County. Similarly, the 2013 Ogden Valley Pathway Master Plan focuses exclusively on Ogden Valley and outlines 35 trail and pathway projects. Residents support ongoing efforts by the County to work with Weber Pathways to implement the goals of these plans.

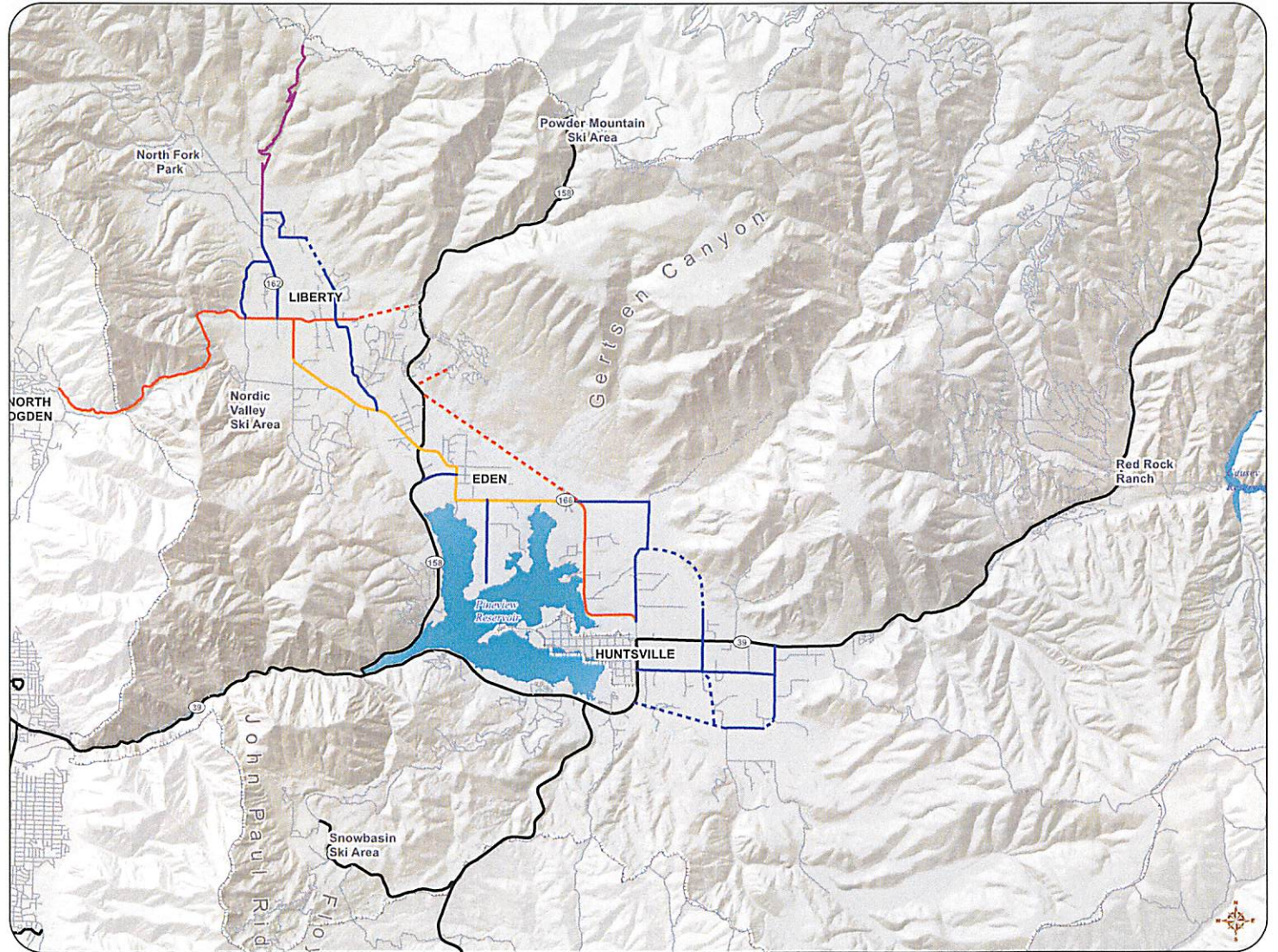
MAP 6: OGDEN VALLEY STREETS AND ROADS

**Legend**

-  Ogden Valley Boundary
-  Lakes
- Roads**
-  State Route
-  Local Road
-  Minor Collector
-  Proposed Minor Collector
-  Minor Arterial
-  Proposed Minor Arterial
-  Rural Major Collector
-  Rural Arterial

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

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



 *Streets and Roads*








MAP 7: OGDEN VALLEY ACTIVE TRANSPORTATION

**Legend**

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

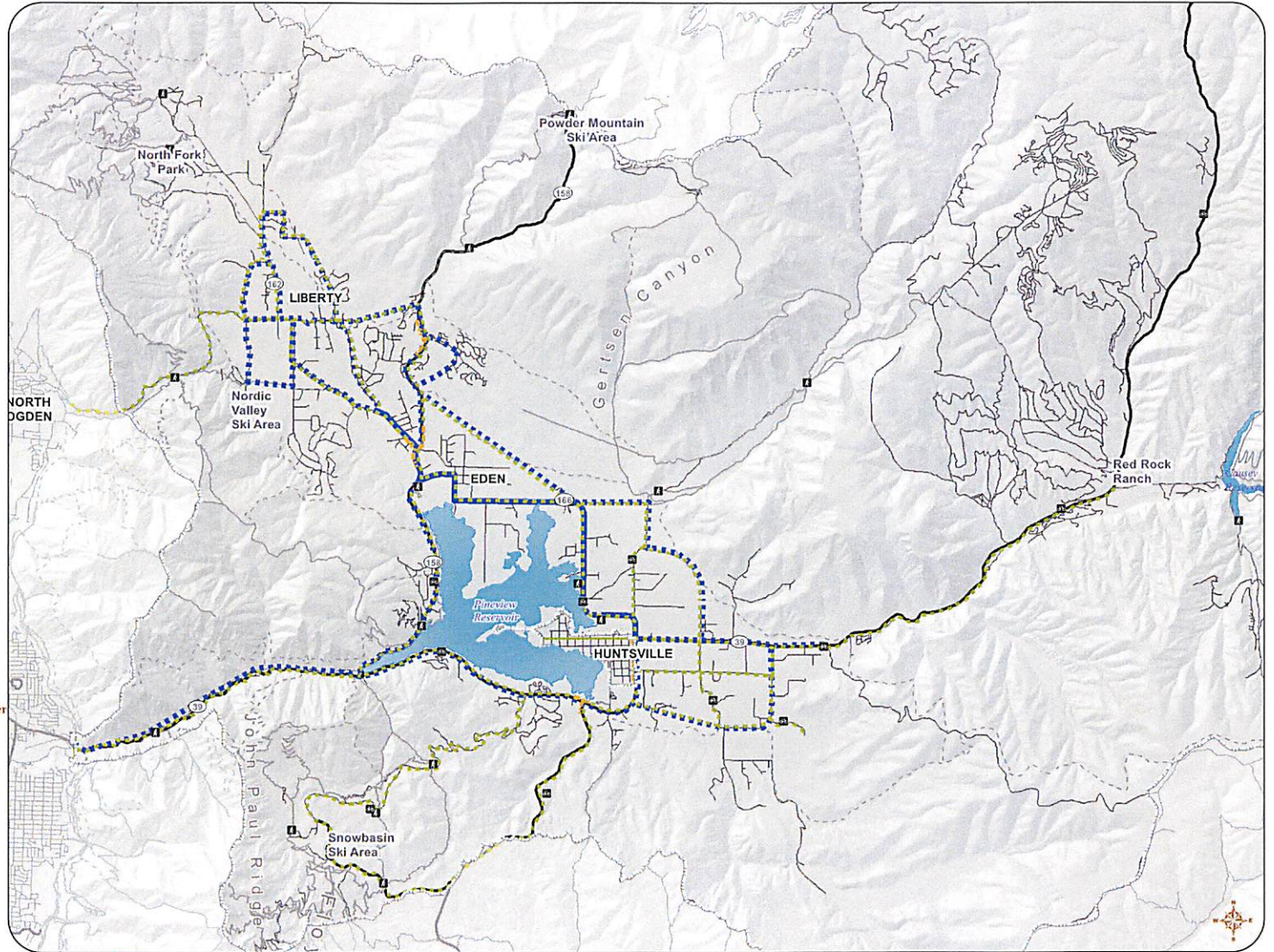
**Active Transportation**

-  Proposed Category 1: Cycle Track with Barrier
-  Existing Category 3: Shoulder Bikeway
-  Proposed Category 3: Shoulder Bikeway
-  Proposed Multiuse Pathway
-  Existing Multiuse Pathway

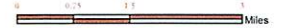
\* The routes indicated on this map as "proposed" with dashed lines are not decided alignments. They are only representative of future connections.

Categories refer to N-ACTO classifications. Refer to the Ogden Valley General Plan Study for additional information.

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



*Active Transportation*



## GOALS, POLICIES, AND IMPLEMENTATION

**Transportation Goal 1: Ensure that Ogden Valley has a transportation system that enhances mobility, reduces congestion, and meets air quality standards without disturbing existing land uses.**

**Transportation Policy 1.1** – Support implementation of the Weber County TMP for Ogden Valley.

**Transportation Implementation 1.1.1** – Weber County will monitor growth rates and locations in Ogden Valley regarding the timing, scope, and locations of Valley roadway improvements planned in the draft TMP.

**Transportation implementation 1.1.2** – Weber County will rely on the County's Capital Facilities Plan to determine the timing, funding, character and locations of future improvements to the Ogden Valley County roadway system.

**Transportation Policy 1.2** - Support the development of on-street, street-adjacent, or street-alternative active transportation facilities and infrastructure in Ogden Valley as an integral part of the Valley's transportation system.

**Transportation Implementation 1.2.1** – Pursue opportunities to create active transportation infrastructure in a well-planned system throughout the Valley that fosters a culture of nonautomobile alternatives for short community trips. These opportunities include new street design and maintenance projects, as well as new development projects. Coordinate with UDOT during its design and maintenance projects to support active transportation alternatives.

**Transportation Implementation 1.2.2** – Adopt lane classification categories outlined in the National Association of City Transportation Officials (NACTO) Utah Bicycle Infrastructure Best Practices. See the [Plan Study Appendix](#) for classification categories.

**Transportation Implementation 1.2.3** – Support the efforts of Weber Pathways to implement the goals of the Ogden Valley Pathway Master Plan.

**Transportation Implementation 1.2.4** – Support completion of the bike path around Pineview Reservoir.

**Transportation Goal 2: Support maintenance of efficient and functional gateways into Ogden Valley.**

**Transportation Policy 2.1** – Coordinate with UDOT on planning for SR 39 (Ogden Canyon) and SR 167 (Trappers Loop) to inform UDOT decision making on timing and locations of investments in state highways that serve Ogden Valley.

**Transportation Implementation 2.1.1** – Participate in and monitor the findings of UDOT's ongoing Ogden Canyon Study. Consider the study's recommendations for possible future General Plan amendments.



# UTILITIES AND PUBLIC SERVICES

*Vision: Residents of Ogden Valley will have a full range of utilities and public services that provide for the current and long-term needs of the community. Weber County and other governmental agencies will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.*

## PRESENT AND FUTURE CONDITIONS

The capacity and quality of utilities and public services significantly affect the quality of life enjoyed by those who live, work, and own property in Ogden Valley. Population growth and increased visitation will increase the demand for utilities and public facilities and services. As the population increases, it is important to ensure that demand for services does not exceed the supply and that the expansion of utility infrastructure is planned to accommodate future needs. This is especially critical in Ogden Valley, which is experiencing infrastructure challenges that affect livability for residents. Residents are concerned that large-scale infrastructure projects may stimulate growth in Ogden Valley. The community consensus is that utility infrastructure development should be available when it is needed but should not drive growth, and that planning for future utility services should observe the limitations of the water and soil resources of the Valley.

The goals and policies presented in this element chapter are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs.

It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the Valley. Most utilities and public services require a substantial investment that must be planned well in advance of the need for the services. Who will make the investment and where the facilities are to be located are major factors in determining the amount, location, and type of growth that Ogden Valley can anticipate.

Outside the corporate limits of Huntsville, residents of Ogden Valley rely on individual water and sewer systems and on private companies and special-use districts to develop, operate, and maintain most of the Valley's water, sewer, and electric power utility services. Public services other than water and sewer are provided by governmental entities and districts. Planning, zoning, and general administrative services are provided directly by Weber County. Fire and emergency response services are provided by Weber Fire District, while police service is provided by the Weber County Sheriff's Office. The schools in Ogden Valley are within the Weber School District.



Image Credit: Buck Swaney

## Culinary Water

A number of the residents and businesses in Ogden Valley rely on private water wells and developed springs for culinary (drinking) water service, but most residents depend on water service from approximately 83 individual water companies, according to the best estimate available from the Weber County Health Department. Wolf Creek Water and Sewer District, Eden Water Works, Liberty Pipeline Company, Huntsville Town and Powder Mountain Water and Sewer District are among the larger providers. Each water company has a limit on the number of customers it can serve, based on its public water system certification. Apart from authorized capacity, water service companies are limited by the production capacity of their water sources, primarily wells, and several have experienced deliverability problems in the past, despite having fewer customers than their authorized capacity.

Whether through development of additional private sources or expansion of community water systems, projected growth will require additional culinary water and new water infrastructure. Groundwater is expected to be the primary source of additional culinary water. Surface water can be treated for culinary uses, but the construction and operation of water treatment facilities are expensive.

Weber County currently plays no direct role in supplying culinary water in Ogden Valley. Valley water service providers generally work together to coordinate their efforts and share information, but they plan to remain independent for the foreseeable future. The large number of independent water providers and lack of centralized data sharing make responding to water shortages and coordinating Valley-wide water supply planning difficult.

Weber County convened the Ogden Valley General Plan Water Subcommittee during the planning process to bring together water service providers to discuss water rights, water supply, culinary and secondary water service, and the geohydrologic character of Ogden Valley and its watershed. A summary of the Subcommittee's discussions and conclusions is presented in the [Plan Study Appendix](#). The Water Subcommittee generally agreed that County policies should encourage culinary water service from existing companies rather than a proliferation of new companies and that new water sources should be developed and tested, or that the developer obtain a will-serve commitment from an existing water provider, before property is platted for development. The Subcommittee supports the ongoing basinwide water study to quantify the Valley's water budget and identify potential groundwater source areas. Planning questions relating to water supply should be revisited and policies adjusted, as appropriate, once the water study is completed.

## Wastewater Management

Most residences in Ogden Valley are served by individual septic drainfield systems. To use a septic system, a building lot must be at least 20,000 contiguous square feet of less than 25% slope if the culinary water supply is from a community water system, or 1 to 1.75 acres of land if culinary water service is from an individual well. There must also be room on the parcel for a wellhead protection zone and a replacement drainfield in case the initial drainfield fails.

Sewer service is also provided by six sewer districts and eight sewer companies. Utah state law requires that community sewer service must be provided by a "body politic," either a service district created by the County Commission or the Commission itself. The Commission may create a special district and delegate sewage control to the board of that district, while maintaining some control when it comes to the boundaries of the district. For community sewer systems that are not governed by a district, the County remains the body politic.

The sewer districts include Durfee Creek Sewer District, Powder Mountain Water and Sewer District, Wolf Creek Sewer Improvement District, Nordic Valley Sewer District, Green Hills Sewer District, and Huntsville Hollow Sewer District. The sewer companies for which the County Commission remains the body politic include Emerson Hills, Bailey Acres, Hawkins Creek, Basin View, Pineview West, Trappers Crossing, Ski Lake Sewer District, and Mountain Sewer. Although the County Commission either governs the body politic or supervises the delegated sewer districts, there is currently no Valley-wide sewer district or coordinated sewer system infrastructure planning.

Although no significant water quality problems have yet to occur in Ogden Valley, residents are concerned that continued development with septic drainfield systems could degrade water quality in the future. The 2005 Weber County General Plan Recreation Element recommends that the County encourage the development of limited-capacity sewage treatment systems in conjunction with development in identified village and resort areas.

## Stormwater Management

The installation and maintenance of stormwater management infrastructure is generally the responsibility of the developers and homeowners of development projects in Ogden Valley. As with sewer and water service, there currently is no Valley-wide entity for the planning and operations of stormwater management facilities. This has created an unusual situation in Ogden Valley because the Valley experiences thawing and freezing cycles every spring that result in overland surface stormwater flows outside the developed areas. In the past, natural geologic

*"It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the Valley."*





features and irrigation ditches intercepted these overland flows and controlled the flow of stormwater. However, as property development has increased and irrigation practices have changed, stormwater runoff has become a more significant problem. The Weber County Engineering Division sees this situation as a critical concern for the safety and quality of life of Ogden Valley residents.

### **Electric Power**

Weber County neither owns nor operates power-generating facilities, nor does the County distribute electric power. Rocky Mountain Power provides this service in Ogden Valley. Rocky Mountain Power owns and operates a high-voltage transmission line in the northern part of the Valley, and new power distribution lines will be extended in the future to support new growth. The community suggests that new power distribution lines be installed underground to preserve the Valley's viewsheds.

### **Public Safety**

The Weber County Sheriff's Office, located in Huntsville, provides public-safety patrol in Ogden Valley. Weber Fire District Station 62, located in Eden, and Station 65, located in Huntsville, provide fire and emergency response services. Response to major incidents is supplemented by units responding from fire stations in the lower valley, as well as through automatic and mutual-aid agreements which Weber Fire District maintains with other fire agencies. Valley residents feel that existing public-safety services in Ogden Valley are good, but they are concerned that increases in

Valley population and additional development in remote areas of the Valley will strain these services in the future.

As development continues with increasingly larger and more complex residences and commercial projects, the availability of water for fire suppression activities will become a larger challenge. Planners and developers will need to remain flexible and allow for different construction materials to be used in order to accommodate for the lower fire flow rates in some areas of the upper valley. Building and fire codes have accommodations for these alternative construction materials and types.

A rising concern for public safety is the increasing number of structures being developed within the "wildland-urban interface" area. In these locations development interacts with the undeveloped hillsides and wooded areas, increasing the potential for catastrophic wildfire.

### **Public Schools**

Ogden Valley is in the Weber School District. Snowcrest Junior High School and Valley Elementary are both located in Eden. Valley residents have expressed a desire to have a high school in Ogden Valley to avoid having to travel to the lower valley.

## GOALS, POLICIES, AND IMPLEMENTATION

### Utilities and Public Services Goal 1: Coordinate water and sewer services in Ogden Valley.

**Utilities and Public Services Policy 1.1:** Although Weber County has no direct regulatory role, the County should support communication among water and sewer service providers to coordinate the planning for and delivery of culinary water and sewer services.

**Utilities and Public Services Implementation 1.1:** Weber County will support the creation of an Ogden Valley Water and Sewer Services Committee to provide a forum for the exchange of information, resolution of service issues, and cooperation in the planning for and delivery of culinary water and sewer services.

**Utilities and Public Services Policy 1.2:** Weber County should ensure that adequate water and sewer services are available as a condition of approval of all future developments.

**Utilities and Public Services Implementation 1.2:** For all residential development projects in Ogden Valley that are not planned for independent water wells and/or septic drainfield services, Weber County will require a will-serve letter from an established water service provider as a condition of approval.

### Utilities and Public Services Goal 2: Encourage alternatives to septic drainfield systems.

**Utilities and Public Services Policy 2.1:** New developments in the village areas, the resort areas, and the rural residential areas on the Future Land Use Map should provide limited-capacity sewage treatment facilities for identified service areas. The facilities should be designed to be expandable to accommodate additional development in the village or resort areas.

**Utilities and Public Services Implementation 2.1:** Revise County ordinances to require new residential developments of 15 or more lots in resort areas and within ¼ mile of identified village areas to develop limited-capacity sewage treatment facilities.

### Utilities and Public Services Goal 3: Improve stormwater management in Ogden Valley.

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

**Utilities and Public Services Implementation 3.1:** Existing natural swales and ditches should be identified and mapped as part of the development project review process, and measures should be taken to either protect or relocate ditches and swales to preserve their function and reduce the potential for overland flood flows.

**Utilities and Public Services Policy 3.2:** Weber County should require the design and construction of more advanced retention and detention facilities in new developments to reduce off-site stormwater effects.

**Utilities and Public Services Implementation 3.2:** Amend County ordinances to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects.

### Utilities and Public Services Goal 4: Plan future electric utilities to reduce visual impacts.

**Utilities and Public Services Policy 4.1:** Weber County will encourage the burial of future power distribution lines in identified viewshed areas to protect the Valley's viewsheds.

**Utilities and Public Services Policy 4.2:** To the extent that additional aboveground high-voltage transmission lines are necessary in Ogden Valley, they should be located within existing transmission line corridors, as feasible, to reduce visual impacts.



**Utilities and Public Services Goal 5: Provide a variety of programs designed to protect the lives and property of Valley inhabitants.**

*Utilities and Public Services Goal 6: Educate the public regarding life safety, including fire prevention and fire codes.*

**Utilities and Public Services Policy 6.1:** Provide education about the Utah Wildland Urban Interface Code

**Utilities and Public Services Policy 6.2:** Provide education on fire-wise planning, including building materials and landscaping

**Utilities and Public Services Goal 7: Maintain the ability of the community to respond promptly, efficiently, and effectively in the event of a major natural or human caused disaster.**

**Utilities and Public Services Policy 7.1:** Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.

**Utilities and Public Services Implementation 7.1:** Provide funding for programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.

# PARKS AND RECREATION

*Vision: Weber County will seek strategic recreation-oriented investments in Ogden Valley that enhance the recreational experience for residents and visitors. A park system that can host a variety of recreational and educational opportunities for Valley residents of all ages is desired. A trail network that cohesively connects parks to other recreational, educational, or commercial areas is important. Facilities that enhance the user experience for Pineview Reservoir are desired.*

## PRESENT AND FUTURE CONDITIONS

Recreation amenities are a huge part of Ogden Valley's landscape. Many of these opportunities can be found at the Valley's 2 regional parks and 3 community parks and at the 2 schools—Valley Elementary and Snowcrest Junior High. Additionally, there are 3 ski resorts, Pineview Reservoir, miles of trails, and several campgrounds. To maintain adequate recreation facilities and to provide acceptable levels of recreation services, improvements to infrastructure or facilities may be necessary.

Historically, Weber County has focused numerous recreational planning efforts in the Valley. In 2001 the County adopted a new Ogden Valley Pathways Map. In 2005 the County adopted the Ogden Valley General Plan Recreation Element. In 2010 the Weber Area Council of Governments endorsed the Weber County Cooperative Pathways Master Plan, and in 2013 the County adopted the Ogden Valley Pathway Master Plan, which was an update to the 2001 Ogden Valley Pathways Map. During the

public involvement process for this General Plan update, Valley residents and stakeholders made it clear that those previous planning efforts contain critical information and policy direction that are still relevant for Ogden Valley today. To that end, the vision and main policy direction of these plans regarding recreation and parks have been consolidated and carried forward into this General Plan element chapter.

Pineview Reservoir is a popular attraction for residents and tourists, and maintaining access to it is important. As one of the top tourism and outdoor recreation resources in the Valley, the reservoir should be readily accessible from multiple locations. Past years suggest a lack of parking and beach facilities. The overcrowding of fee beaches is pushing crowds toward nonfee areas. These nonfee areas do not have adequate human waste or solid waste disposal facilities and lack adequate access and parking. When considering new beach facilities or infrastructure,



Image accessed from [whattodoinogdenvalley.com/uploads/1/1/7/9/1179258](http://whattodoinogdenvalley.com/uploads/1/1/7/9/1179258)



Table 5: Ogden Valley Park Details

Park	Acres	Owner
Weber County Memorial Park	181	Weber County
North Fork Park	2400	Weber County
Eden Park	8	Eden Park District
Liberty Park	4	Liberty Park District
Future Park by Trappers Loop	11	Weber County
Huntsville Park	8	Town of Huntsville

the County should focus on maintaining a natural feel to preserve the scenic character and value that make the reservoir a recreation attraction.

An interconnected trail system is consistently cited as one of the most desired amenities in Ogden Valley. Interconnected trail systems can greatly enhance quality of life and can enhance active recreation by encouraging pedestrian and bicycle trips instead of automobile trips. A multiuse pathway is being constructed around Pineview Reservoir, as funds are available. A similar pathway treatment runs along Highway 162, extending northeast from the Valley Market. These and other highway-adjacent multiuse pathways are important to the recreational appeal of the Valley. Connecting these pathways into a complete network system has recreational and transportation benefits and will provide the Valley with a tool to promote its rural char

acter by avoiding street systems with street-lined cement sidewalks in nonvillage areas. More information regarding street-adjacent multiuse pathways or on-street bicycle facilities can be found in the Transportation and Mobility chapter of this General Plan.

Ogden Valley has an extensive trail network, with over 118 miles of existing and 251 miles of planned trails, but as trails become more heavily used by pedestrians, cyclists, and horseback riders, conflicts will inevitably arise. Additional trails through open-space areas could be explored as a tool to limit backcountry/open-space degradation. The 2013 Ogden Valley Pathway Master Plan map graphically depicts current and future trails throughout the Valley. Map 8 provided herein provides an update to the 2013 Master Plan map.

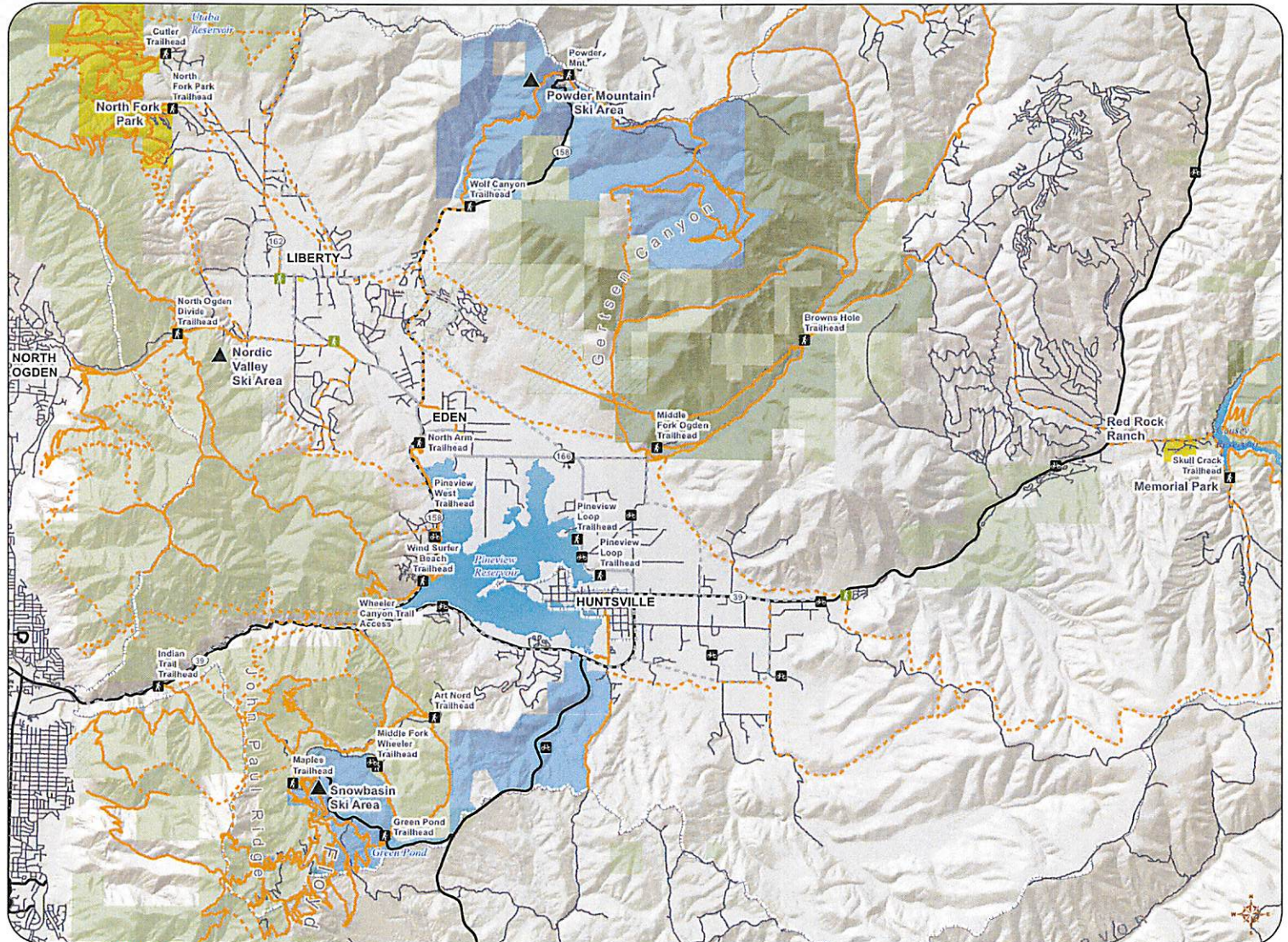
The Uinta-Wasatch-Cache National Forest supports summer and winter activities, including camping, scenic driving, hiking, biking, boating, swimming, bird watching, hunting, fishing, snow-mobiling, cross-country skiing. Although most of its developed recreation sites are at Pineview Reservoir, at Causey Reservoir, or along the Ogden River, much undeveloped recreation occurs along most of the paved and natural surface roads in the Valley.

Ogden Valley hosts organized recreation events nearly every weekend during the summer. These events do not always require a specific recreation facility but use Ogden Valley's resources to market the Valley as a recreation destination. These events include various road races for bikers and runners. Valley residents struggle with the challenges these events create, and there is no mechanism for direct local benefit.

MAP 8: OGDEN VALLEY RECREATION

**Legend**

-  Ogden Valley Boundary
-  Lakes
-  Parks
-  State Route
-  Local Road
-  Trailhead
-  Bikeroute Trailhead
-  Proposed Trailhead
-  Ski Areas
  
- Recreational Trails**
-  Proposed
-  Existing
  
- Active Transportation**
-  Proposed Multiuse Pathway
-  Existing Multiuse Pathway



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

 *Recreation*



## GOALS, POLICIES, AND IMPLEMENTATION

### **Parks and Recreation Goal 1: Facilitate the ongoing maintenance and expansion of existing recreational facilities and amenities to keep pace with increasing demand.**

As the Valley grows or becomes a more popular recreation destination, the levels of service offered by existing recreation facilities will continue to diminish. To help avoid this, Weber County should take a progressive stance on recreation planning by actively planning facilities expansions and proactively creating partnerships among various interested stakeholders. Considering that many of the recreational facilities are not under the direct control of Weber County, much of the County's role will be that of a facilitator and a partner.

**Parks and Recreation Policy 1.1** – Weber County will proactively partner with the U.S. Forest Service and other stakeholders to help manage Pineview Reservoir. Specific issues include parking problems near popular beach areas, public access to the waters and beaches, lack of facilities including adequate restrooms and solid waste disposal and collection, and lack of general management of operations and maintenance of existing facilities.

**Parks and Recreation Implementation 1.1** – Weber County will actively pursue partnership opportunities with the U.S. Forest Service and other stakeholders, such as the Town of Huntsville and Ogden City, to help facilitate effective changes to the management of Pineview Reservoir. This includes, but is not limited to, finding suitable locations for parking facilities, restroom facilities, and solid waste disposal facilities and enhancing beaches and access to the waterfront. To meet these ends, Weber County will explore cost recovery and enforcement mechanisms. Cost recovery mechanisms may include access and/or parking fees, and enforcement may include increased presence from the Sheriff's Office and a stronger partnership with the Utah Division of Wildlife Resources for its enforcement capabilities. As suggested in the 2005 Ogden Valley Recreation Element, creating a committee that is responsible for the evaluation and oversight of decisions for the reservoir may be beneficial.

**Parks and Recreation Policy 1.2** – Weber County will strive to provide or support adequate recreation facility improvements in the Valley. The County will support local recreation districts, organizations, and groups in their efforts to expand recreation areas and facilities necessary to provide adequate levels of service for the increasing demand.

**Parks and Recreation Implementation 1.2.1** –The County should help facilitate partnerships among the various park stakeholders to explore possible expansion of Liberty Park and Eden Park and to explore common interests between the two park districts in a manner that provides optimal mutual gain. If the two park districts desire to merge or expand in the future, the County will support the merger or expansion. The County should work with park districts and local stakeholders to monitor the levels of service of existing local and regional parks to verify whether or not new development is causing an adverse effect. The County should pursue opportunities with developers to provide additional lands or facilities for parks so that the levels of service in existing parks remain acceptable.

**Parks and Recreation Implementation 1.2.2** – Weber County will continue to pursue opportunities to support the development of the park that has been reserved by the Snowbasin Zoning Development Agreement and will work with Snowbasin and other stakeholders, such as the Town of Huntsville and local park districts, to ensure proper completion of park improvements.

**Parks and Recreation Implementation 1.2.3** – Weber County will revise its Capital Facilities Plan to incorporate needed facilities and improvements to County-owned parks. Chapter 3 of the [2005 Ogden Valley Recreation Element](#) provides a baseline of recreation needs.

**Parks and Recreation Implementation 1.2.4** – Weber County and local municipalities should begin an organized process of seeking federal and state funds to help defray land, equipment, and construction costs for future recreation facilities.

Parks and Recreation Implementation 1.2.5 – Weber County will continue to support an impact fee for the creation of capacity in the Valley’s trails network. Weber County should pursue a recreation impact fee to support future recreation investments that are necessary to support future residents.

**Parks and Recreation Policy 1.3** – Weber County will pursue parking solutions along roadways throughout the Valley to provide adequate parking facilities necessary for safer roadways, to limit traffic conflicts, and to enhance access to recreation destinations.

**Parks and Recreation Implementation 1.3** – Weber County will revise its Capital Facilities Plan to incorporate needed parking facilities along County roadways. Weber County will actively pursue partnership opportunities with UDOT to influence the creation of parking facilities adjacent to UDOT facilities. Parking facilities may also merit restroom facilities in more popular recreation areas. Depending on a facility’s proximity to certain recreational uses, the plan should assess the daytime parking needs of vehicles with trailers for horses, boats, and off-highway vehicles.

## **Parks and Recreation Goal 2: Pursue Valley recreation expansion by partnering with resort developers.**

**Parks and Recreation Policy 2.1** – Weber County will continue to pursue recreational development opportunities with existing and future recreation resorts in the Ogden Valley planning area, subject to the provision of Land Use Policy 1.1. Future resort development should broaden the array of outdoor recreation opportunities.

**Parks and Recreation Implementation 2.1** – As resort development is proposed, Weber County will advocate for the diversification of recreational and cultural opportunities, to the extent allowed by law. Master-planned resort projects, or projects requiring a rezone, should provide a wide array of options and facilities for outdoor recreation and cultural experiences. Such facilities may include camping facilities; horseback riding trails; off-road-vehicle trails; cross-country ski trails; parking facilities or improvements for trailheads; museums; living-history tours; theaters showing documentaries about the area; and lodging, dining, and other visitor services.

## **Parks and Recreation Goal 3: Develop a Valley-wide pathway and trail network with pathways that connect individual neighborhoods or subdivisions to the greater active transportation network.**

Paths and trails provide recreational opportunities and are also part of the Ogden Valley active transportation system. The role of pathways as components of the Valley’s transportation system is described in the Transportation and Mobility Element chapter of this General Plan. The typology of paths and trails, funding mechanisms, and projects recommended in the 2013 Ogden Valley Pathway Master Plan are described in the [Plan Study Appendix](#).

**Parks and Recreation Policy 3.1** – Weber County will strive to provide or support adequate recreational trail improvements in the Valley. The County will support local organizations and groups in their efforts to expand trail and trailhead facilities necessary to provide adequate levels of service for the increasing demand.

**Parks and Recreation Implementation 3.1.1** – Weber County will consider creating a trails coordinator position. This person will coordinate efforts between Weber County and various stakeholders—including U.S. Forest Service, Weber Pathways, parks districts, resort developments, schools, and various business owners and private property owners—to advance implementation strategies of this goal.

**Parks and Recreation Implementation 3.1.2** – Weber County will revise its Capital Facilities Plan to incorporate needed facilities and improvements to recreational trails and trailheads. Map 8 identifies future planned pathways and trails.





**Parks and Recreation Implementation 3.1.3** – Weber County will pursue opportunities for the acquisition of land or rights-of-way that will fill out the pathways network. Weber County will remain respectful of private landowners' rights and will work diligently, openly, and fairly in the acquisition of trail rights-of-way.

**Parks and Recreation Implementation 3.1.4** – Weber County will provide ordinances that require recreational trails in new development projects to connect, or be designed to connect in the future, to the active transportation network provided for in the Transportation and Mobility Element chapter of this General Plan, and as further illustrated on Map 7 Ordinances should be crafted to allow Americans with Disabilities Act–accessible pathways in lieu of sidewalk requirements, provided that the accessible pathways would lend a more direct route to the active transportation network than the sidewalks or streets would otherwise. Active transportation measures should not be waived by means of deferral agreement.

**Parks and Recreation Implementation 3.1.5** – Weber County will continue to support Weber Pathways in its efforts to establish a complete pathways network in the Valley.

**Parks and Recreation Implementation 3.1.6** – Weber County will pursue partnerships with the U.S. Forest Service to provide for new trail improvements and alignments and to explore a management and maintenance program for existing pathways.