

OGDEN VALLEY PLANNING COMMISSION

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AMENDED WORK SESSION AGENDA

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**October 04, 2016  
5:00 p.m.**

- WS1. DISCUSSION: Bonus Density – Presented by Gage Froerer
- WS-2 TRAINING Land Use Law Training - Office of Property Rights Ombudsman
- WS2. DISCUSSION: Adopted 2016 Ogden Valley General Plan
- WS3. Adjournment

*The work session will be held in the Weber County Commission Chambers, in the Breakout Room,  
1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.  
No Pre-Meeting will be held.*

**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*



## Weber County Planning Division

# MEMORANDUM

To: Ogden Valley Planning Commission  
From: Charles Ewert, AICP  
Date: August 31, 2016  
Subject: Work session to discuss the adopted 2016 Ogden Valley General Plan, and to initiate planning priorities for the upcoming year(s).

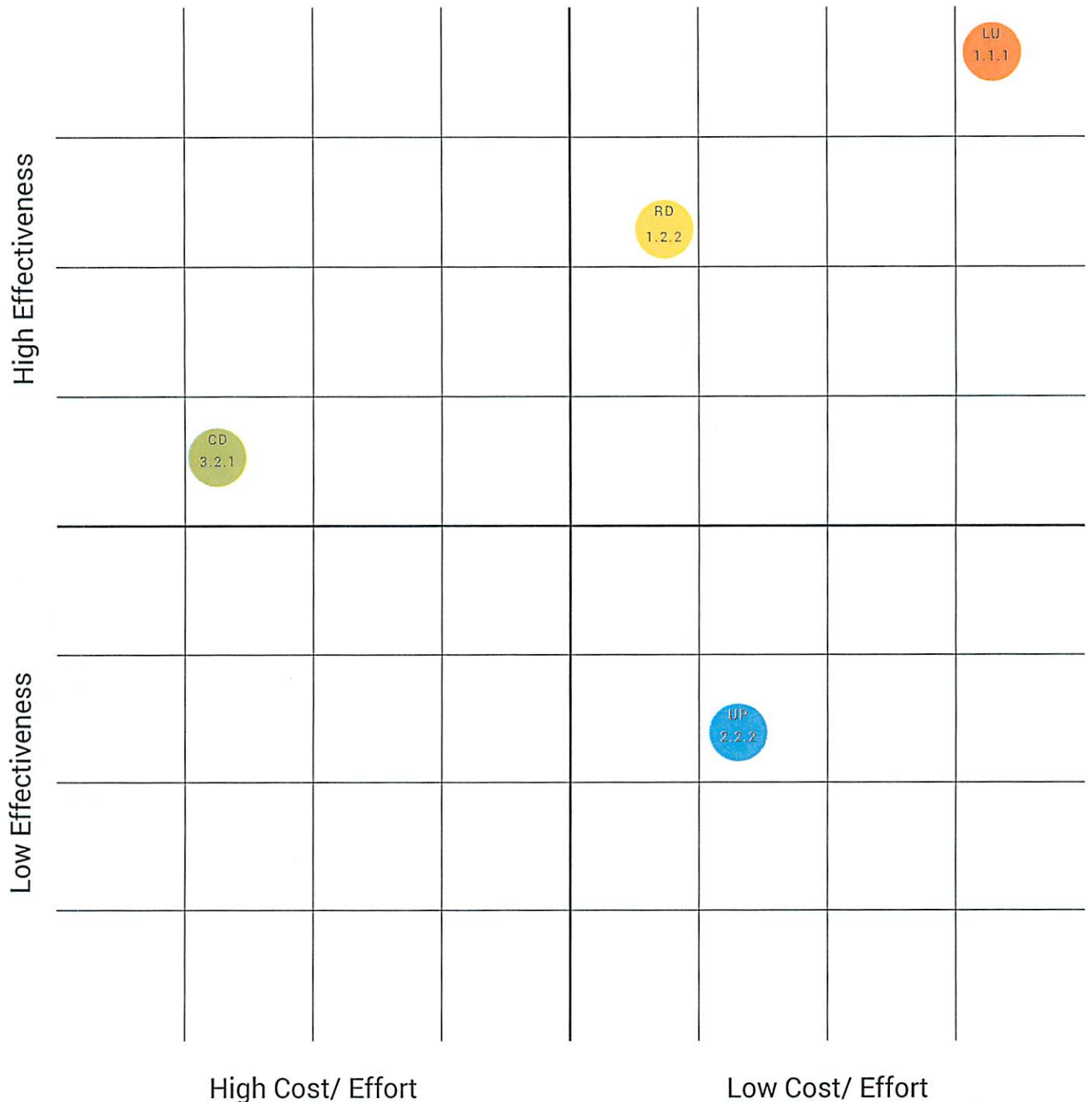
The Weber County Commission adopted the 2016 Ogden Valley General Plan. We are now tasked with setting priorities and creating a work plan to execute the new plan. Attached is a list of the 115 implementation strategies from the General Plan, as well as notes regarding the current status and anticipated fiscal impact of the implementation strategy.

In our meeting on August 6, 2016 we will discuss the implementation strategies to help the Planning Commission prepare to organize them into priorities (to be settled in a later work session). If the Planning Commission is interested we may also conduct a prioritization exercise to help discover the best priority opportunities.

# EXAMPLE

## Implementation Prioritization

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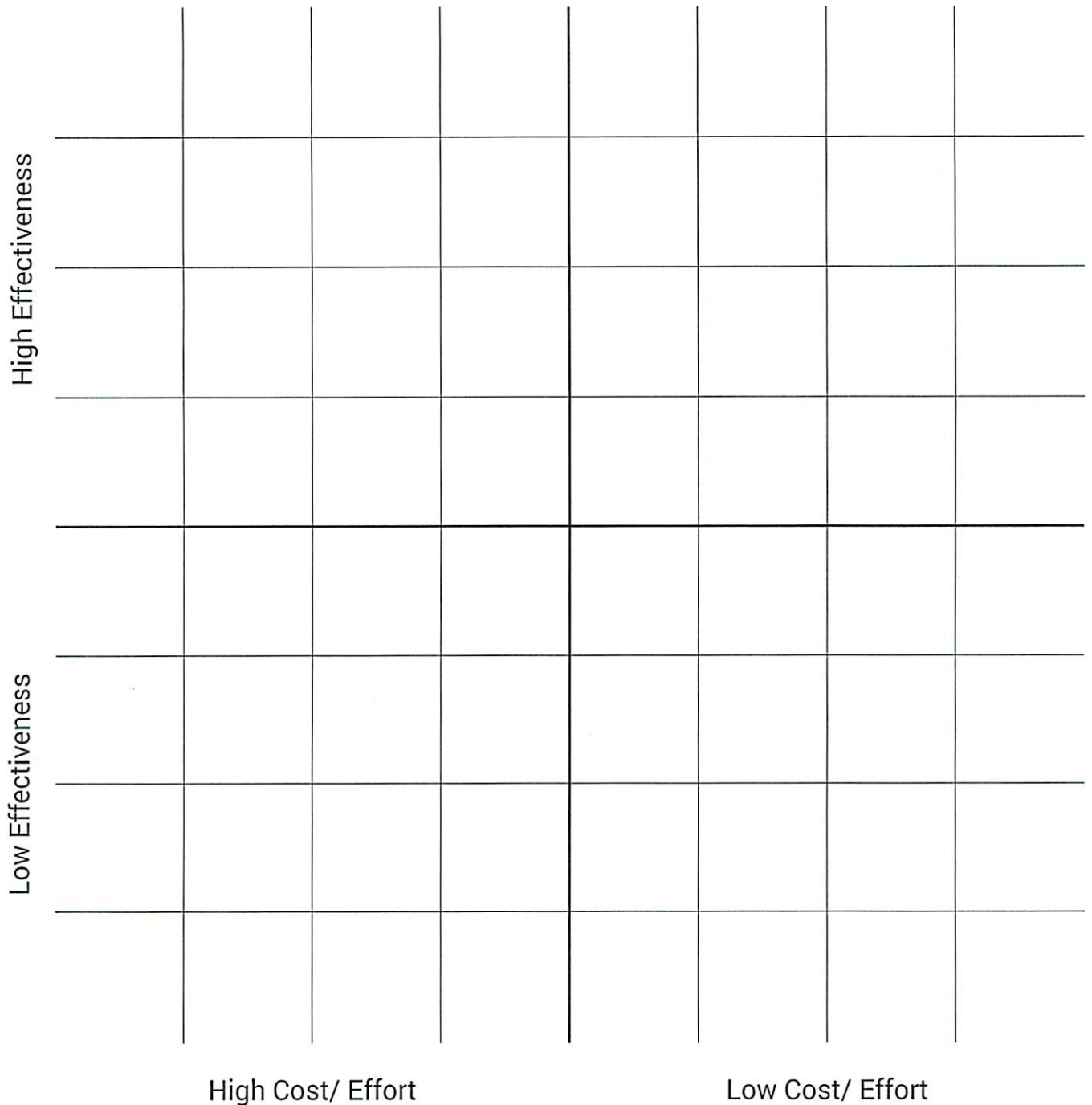






# COMMERCIAL DEVELOPMENT Implementation Prioritization

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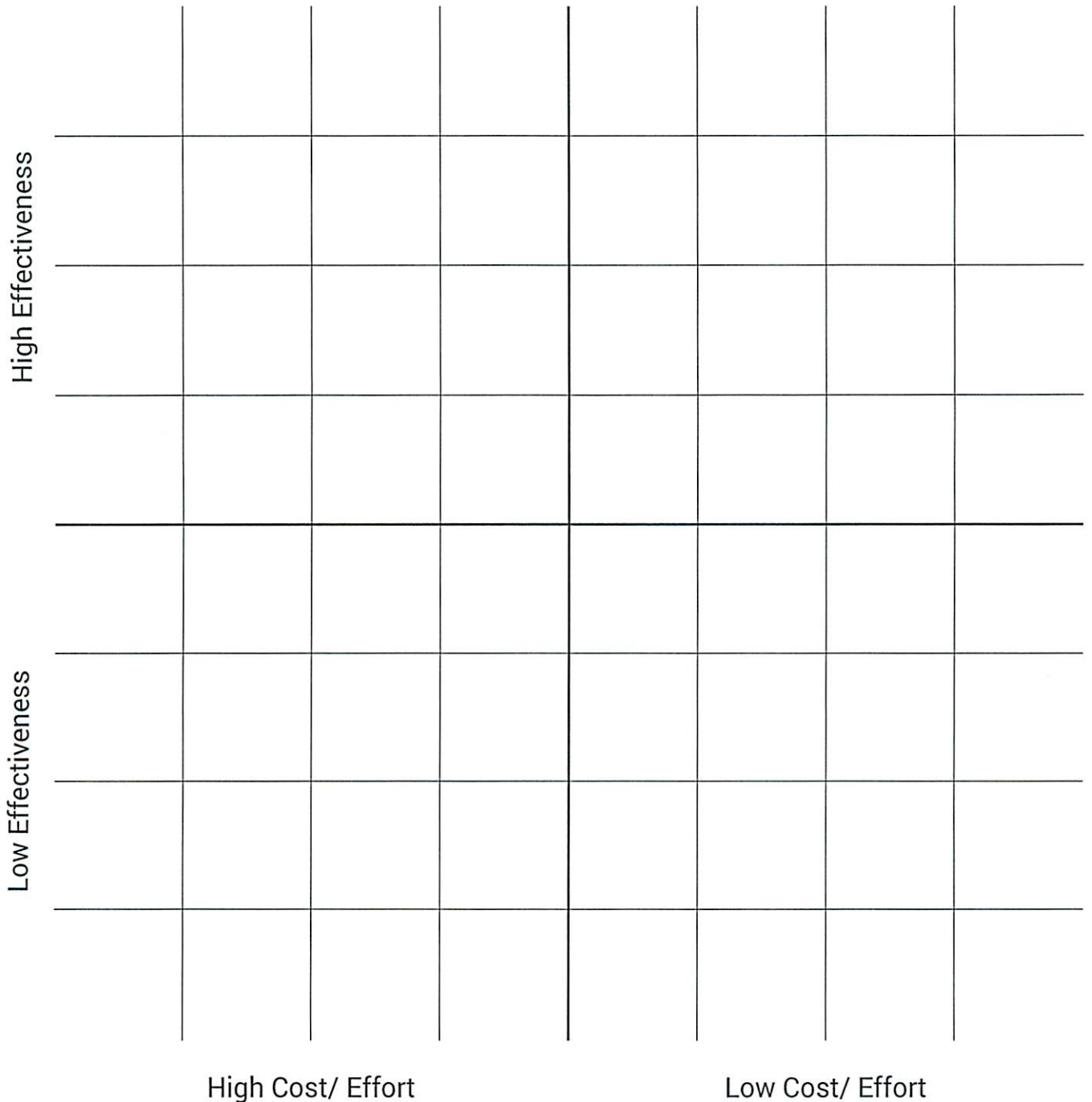




# UTILITIES & PUBLIC SERVICES

## Implementation Prioritization

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General Plan Implementation Program Priorities					
<i>Color Coding: Community Character Land Use Rural Residential Commercial Transportation Public Services and Utilities Parks and Recreation</i>					
Line #	Priority	Implementation Strategy	Likely Department/Agency to Implement	Current Status?	Anticipated Fiscal Note?
1		<b>Gateways and Viewsheds Implementation 1.1.1:</b> Identify gateways into the Valley at each of the six Ogden Valley gateway areas: Ogden Canyon top and bottom, Trappers Loop, North Ogden Divide, Avon Divide, and the Monte Cristo Road. Consider establishing an Ogden Valley Gateway Overlay Zone or similar management tool to manage development in gateway areas.	Planning Division Project.	TBD	Administrative cost.
2		<b>Gateways and Viewsheds Implementation 1.1.2:</b> Establish design standards for development in the gateway areas. Use landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at each Ogden Valley entrance to welcome visitors and establish the character of the Valley.	Planning Division Project.	TBD	Administrative cost.
3		<b>Gateways and Viewsheds Implementation 2.1.1 :</b> Provide standards that require development to protect significant vegetation in riparian and other natural areas.	Planning and Engineering Division Project.	TBD	Administrative cost.
4		<b>Gateways and Viewsheds Implementation 2.2.1 :</b> Update and strengthen detailed development guidelines that provide key direction and support for best development and management practices.	Planning Division Project.	TBD	Administrative cost.
5		<b>Gateways and Viewsheds Implementation 2.2.2:</b> Revise County development standards to require clustering and site planning for all residential developments of [establish the number of units by ordinance]. Require site planning to minimize site disturbance and lot coverage on large lots (5.25 acres and larger).	Planning Division Project.	TBD	Administrative cost.
6		<b>Gateways and Viewsheds Implementation 2.2.3 :</b> Weber County should consider requiring the burial of future power distribution lines. (see Utilities and Public Services Implementation 4.1.1)	Planning and Engineering Division Project.	TBD	Administrative cost.
7		<b>Gateways and Viewsheds Implementation 2.2.4:</b> Revise County development standards to ensure that utility and public facility projects utilize elements such as building materials, fencing and lighting that are compatible with the rural character of the Valley.	Planning and Engineering Division Project.	TBD	Administrative cost.
8		<b>Gateways and Viewsheds Implementation 2.3.1 :</b> Consider development of an Ogden Valley welcome center at the intersection of the Trappers Loop Road and SR 39 to provide information about Ogden Valley, and its history, recreational opportunities, and visitor destinations.	This will likely be influence by the planning division, but It may not likely be the planning division that runs it. This may simply come to the County Commission upon request of others. It will likely include economic development, business associations, and tourism bureaus.	There is some grass-roots traction on this item.	Funding may be coming from other sources. County's cost, if any, TBD.
9		<b>Gateways and Viewsheds Implementation 3.1.1 :</b> Identify important views and viewsheds in the Valley. Use setback and design standards to protect these views.	Planning Division Project.	This has already occurred in the sensitive lands ordinance, but public perception is that the current ordinance is "watered down."	Administrative cost.

10	<b>Gateways and Viewsheds Implementation 3.2.1:</b> Strengthen 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.	Planning Division Project.	This has already occurred in the sensitive lands ordinance, but public perception is that the current ordinance is "watered down."	Administrative cost.
11	<b>Clean Air and Water Implementation 1.1.1:</b> Incorporate air and water quality protection considerations in the development review and approval process.	This may likely include various divisions, including the building division, engineering division, Health Department, with likely involvement from various state agencies.	TBD	Administrative cost.
12	<b>Dark Sky Preservation Implementation 1.1.1:</b> Review the current dark-sky lighting ordinance for consistency with dark-sky principle and current technology; identify possible updates. Consider amendments as necessary.	Planning Division Project.	Ordinance development is currently in progress.	Administrative cost.
13	<b>Ogden Canyon Implementation 1.1.1 :</b> Support creation of the Ogden Canyon Trail.	It is likely that everyone will have some role to play here, including other entities/municipalities.	Ongoing public discourse.	Administrative cost, and Trail Impact Fees.
14	<b>Ogden Canyon Implementation 1.2.1 :</b> Work with UDOT and local landowners during the Ogden Canyon Transportation Use Study to protect the historical, geologic, natural and recreational resources of Ogden Canyon to the extent possible.	Planning Division, Engineering Division, and UDOT Project, in likely partnership with other entities.	Ongoing public discourse.	Administrative cost.
15	<b>Ogden Canyon Implementation 1.2.2 :</b> Ensure that projects proposed for Ogden Canyon recognize its importance as a historical, recreational visitor destination, and Ogden River Scenic Byway, and protect the historic, cultural, recreational and natural resources of the Canyon.	It is likely that everyone will have some role to play here, including other entities/municipalities.	TBD	Administrative cost.
16	<b>Historic Preservation Implementation 1.1.1 :</b> Support a community based initiative to survey, document, and maintain a database of all historic and cultural properties in the Ogden Valley planning area.	This will likely come with influence from the Planning Division, visitors bureau, economic development, etc.	TBD	Administrative cost, if any.
17	<b>Historic Preservation Implementation 1.1.2:</b> Support the development of a historic/cultural site protection program to minimize the loss of historic and architecturally significant properties in the Ogden Valley planning area.	This will likely come with influence from the Planning Division, visitors bureau, economic development, etc.	TBD	Administrative cost, if any.
18	<b>Historic Preservation Implementation 1.1.3 :</b> Require all new commercial and multifamily development or redevelopment to be architecturally and visually compatible with neighboring historic properties. Encourage all new single, two, or three family residential development to be architecturally and visually compatible with neighboring historic properties.	After historic properties have been identified, this will likely be a Planning Division project.	TBD	Administrative cost.
19	<b>Land Use Implementation 1.1.1:</b> Weber County will support the transfer of existing development rights (TDRs) as the only means to increase densities in suitable project areas while proportionately decreasing density in other areas. 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 rights. TDRs will only be used if they do not increase overall density. Development rights include residential (e.g. townhouses, single family detached units, etc.) and non-residential development rights (e.g. hotel units, accessory dwelling units retirement center units, etc.).	This will be a Planning Division project.	Some ordinance development has previously occurred for the DRR-1 zone. The rest is TBD	Administrative cost.
20	<b>Land Use Implementation 1.1.2 :</b> Amend the Weber County Land Use Code to eliminate the density bonuses available in resort areas and Planned Residential Unit Development (PRUD).	This will be a Planning Division project.	TBD	Administrative cost.

21	<b>Land Use Implementation 1.2.1:</b> Amend the land use code to require that the development potential of steep slopes (slopes over 30%), wetlands, and floodplains should not be included in project density calculations, nor should be available for transfer pursuant to a TDR program.	This will be a Planning and Engineering Division project.	This is partially provided for in current ordinance, the rest is TBD.	Administrative cost.
22	<b>Land Use Implementation 1.2.2:</b> The sensitive lands map for Ogden Valley should be updated to incorporate the revised 2015 Division of Wildlife Resources crucial habitat maps.	This will be a Planning Division project with influence from DWR.	Current sensitive lands ordinance has some wildlife protection areas. It does not comprise UDWR's most recent maps and should be updated. The public perception is that this ordinance is "watered down."	Administrative cost.
23	<b>Land Use Implementation 1.2.3:</b> In areas of geological instability, consider reducing and moving development rights from the instability in the interest of health and safety. Do not invest in, or accept dedication of, public infrastructure in areas of geological instability.	This will be a Planning and Engineering Division project.	Geologic Hazards ordinance work is in progress. However, moving density from unstable sites is TBD.	Administrative cost.
24	<b>Land Use Implementation 1.2.4 :</b> Amend the Weber County Land Use Code to prohibit (to the extent allowed by law) development in identified crucial habitat areas and wildlife corridors, on identified prominent ridgelines , and within natural riparian areas and natural waterways. Allow development units for such affected lands to be used elsewhere through clustering.	This will be a Planning and Engineering Division project.	Current sensitive lands ordinance has some wildlife protection areas. It does not comprise UDWR's most recent maps and should be updated. The public perception is that this ordinance is "watered down."	Administrative cost.
25	<b>Land Use Implementation 1.3.1 :</b> Enhance and publicize Weber County and other organizations' programs to promote conservation easements, donations, and other voluntary measures to reduce overall development units in the Ogden Valley planning area. Help these organizations to partner with the development community to advance the intent of this implementation.	This will likely be spearheaded by the Planning Division. It will also likely require influence from economic development, local business associations, developers, etc, in partnership with local land trust and conservation easement entities.	TBD	Administrative cost.
26	<b>Land Use Implementation 1.3.2:</b> Create subdivision tools that provide design regulations that decrease the required subdivision infrastructure, such as a decreased right-of-way or road cross section, in exchange for meaningful voluntary reductions of development units. Such decreased infrastructure should be privately owned.	This will be a Planning and Engineering Division project.	This currently exists in the Cluster Subdivision Code, but could be expanded to other conservation development tools (TBD).	Administrative cost.
27	<b>Land Use Implementation 1.3.3 :</b> Establish a coordinator's position to promote and educate about conservation easements and other programs, such as TDR and PDR programs, to reduce development intensity.	This will need to be done by the Commission via budgeting. The most likely division for this position will be in the planning division department. It could be job shared with existing responsibilities, and include the "trails coordinator" position listed in the Parks and Recreation Implementation 3.1.1.	TBD	New position, perhaps joined with other tasks via budget allocation.

28	<p><b>Land Use Implementation 1.3.4</b> : Pursue funding opportunities for purchase of development rights and open space preservation programs.</p>	<p>This will likely be a Planning Division project, but could morph into a parks/rec/open space responsibility.</p>	<p>TBD</p>	<p>Administrative cost. May also, at the discretion of the Commission, involve special taxing districts or special assessment areas for open space revenue generation.</p>
29	<p>3 <b>Land Use Implementation 1.4.1:</b> Create an Agricultural Protection and Open Space Overlay Zone for the Ogden Valley planning area. The purpose of the Agricultural Protection and Open Space Overlay Zone is to identify areas in the Ogden Valley planning area where continued agricultural operations and low intensity uses such as open space are most desirable to protect the viability of agricultural operations and the rural character of the Ogden Valley planning area. The Overlay Zone would require clustering of residential development or require development to be organized as described in Land Use Implementation 1.3.2.</p>	<p>This will be a Planning Division project.</p>	<p>TBD</p>	<p>Administrative cost.</p>
30	<p>1 <b>Land Use Implementation 1.4.2:</b> Create a Transfer of Development Rights (TDR) Ordinance for the Ogden Valley planning area. The purposes of the TDR Ordinance would be to establish a process for reviewing and approving proposals to transfer development rights from the Agricultural Protection and Open Space Overlay areas to locations where additional development density could be more appropriate. The TDR Ordinance would establish standards for review and approval of each proposed TDR. Each TDR application would include information including, but not limited to: identification of the lands from which development units are proposed to be removed; identification of the land to which the development units would be moved; the number of development units and type(s) of development proposed; how water, sewer and other services would be provided; and other information specified by the ordinance. Standards for evaluation of the application would include such factors as detrimental or beneficial effects to both the sending and receiving properties; availability of roads and infrastructure; proximity of other development including town centers; the proposed uses and intensity of use; consistency with private covenants; compatibility with surrounding land uses and the extent to which the transfer advances the goals of the General Plan. The resort areas and villages are likely most suitable receiving areas for transferred development units.</p>	<p>This will be a Planning Division project.</p>	<p>Some ordinance development has previously occurred for the DRR-1 zone. The rest is TBD</p>	<p>Administrative cost.</p>
31	<p><b>Land Use Implementation 1.4.3:</b> Foster the creation of a TDR market by exploring ways for developers to benefit from purchasing TDRs. Consider requiring TDRs for lodges, hotels, accessory dwelling units, accessory apartments, lockout rooms, etc.</p>	<p>This will be a Planning Division project.</p>	<p>TBD</p>	<p>Administrative cost.</p>
32	<p><b>Land Use Implementation 1.4.4</b> : Enhance and publicize the County's register of landowners willing to sell development units. Consider the potential for the transfer of development rights to be considered as a part of the process for acquisition of conservation easements with land trusts and other organizations that acquire conservation easements.</p>	<p>This will be a Planning Division project.</p>	<p>There was some effort provided for this years ago. The County has a registry of willing TDR sellers. This program needs more attention (TBD).</p>	<p>Administrative cost.</p>
33	<p><b>Land Use Implementation 1.4.5:</b> Maintain a database that tracks all transferred, purchased, or retired development rights.</p>	<p>This will be a Planning Division project.</p>	<p>There was some effort provided for this years ago. The County has a registry of willing TDR sellers. This program needs more attention (TBD).</p>	<p>Administrative cost.</p>

34	<p><b>Land Use Implementation 1.5.1</b> : Require all residential development projects of [establish the number of units by ordinance] that are located in the Agricultural and Open Space Overlay Zone to be cluster subdivisions. The purpose of the clustering requirement in Agricultural Protection and Open Space Overlay Zone areas is to preserve agricultural operations and open spaces and encourage the transfer of development rights while allowing for reasonable residential development. Monitor the effectiveness of the decided unit-size threshold in accomplishing the objectives of the Agricultural Protection and Open Space Overlay Zone and the General Plan and adjust the unit-size threshold, if necessary, to achieve the desired results.</p>	This will be a Planning Division project.	TBD	Administrative cost.
35	<p><b>Land Use Implementation 2.1.1</b> : Amend County ordinances to establish development requirements for buffers, such as setbacks, screening, preservation of water sources, and other methods to separate uses and limit interference with agricultural activities, while providing for public safety, for new residential development in the Agricultural Protection and Open Space Overlay Zone.</p>	This will be a Planning and Engineering Division project.	Current ordinances provide for some of this for areas buffering commercial . The rest is TBD	Administrative cost.
36	<p><b>Land Use Implementation 2.1.2</b> : Consider development and adoption of an Ogden Valley Right to Farm ordinance to protect agricultural operators from claims of nuisance based on the noises, smells and normal operational agricultural activities in Ogden Valley.</p>	This will be a Planning Division project.	TBD	Administrative cost.
37	<p><b>Land Use Implementation 2.1.3</b> : Consider revisions to County property assessment practices for open spaces and areas in conservation easements to reduce property tax liabilities and encourage continued agricultural operations and preservation of open space.</p>	This will be a tax assessor project, with influence from planning. It may even require a little work with the legislature.	TBD	Administrative cost.
38	<p><b>Residential Development Implementation 1.1.1</b>: Revise Cluster Subdivision and PRUD ordinances to require a variety of housing types in developments projects larger than [establish the unit size by ordinance]. Monitor the ordinance-established number 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.</p>	This will be a Planning Division project.	TBD	Administrative cost.
39	<p><b>Residential Development Implementation 1.2.1</b> : Review current County ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning.</p>	This will be a Planning Division project.	TBD	Administrative cost.
40	<p><b>Residential Development Implementation 2.1.1</b>: 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.</p>	This will be a Tax Assessor project.	TBD	Administrative cost.
41	<p><b>Residential Development Implementation 2.1.2</b> : Implement a program to ensure that all land designated agricultural is properly classified to ensure equitable collection of property taxes for all taxing entities.</p>	This will be a Tax Assessor project.	TBD	Administrative cost.
42	<p><b>Residential Development Implementation 2.1.3</b> : Review/revise Weber County Land Use code to address vacation rental taxes.</p>	This will be a Planning Division and Tax Assessor project.	TBD	Administrative cost.
43	<p><b>Residential Development Implementation 3.1.1</b>: Establish incentives for new residential development to meet higher energy and sustainability building standards and techniques to reduce energy demand and resulting air emissions.</p>	This will be a Building and Planning Division project.	TBD	Administrative cost.



44	<p><b>Moderate-Income Housing Implementation 1.1.1</b> : 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.</p>	<p>Primarily Planning Division project, with influence by others.</p>	<p>Currently provided for in the Destination Recreation Resort Zone. The rest is TBD</p>	<p>Administrative cost.</p>
45	<p><b>Moderate-Income Implementation 1.1.2</b> : Develop cluster ordinances that will allow for mixed housing types in compact areas consistent with village area locations on Map 6 and pursuant to small area plans referenced in Commercial Development Implementation 1.1.1.</p>	<p>This will be a Planning Division project, possibly in cooperation with Economic Development.</p>	<p>TBD</p>	<p>Administrative cost.</p>
46	<p><b>Moderate Income Housing Implementation 1.1.3</b>: Encourage the development of low- to moderate-income housing within or near established cities, towns and village areas in order to protect agricultural lands and provide open spaces within the unincorporated areas of Weber County.</p>	<p>This will be a Planning Division project, possibly in cooperation with Economic Development.</p>	<p>TBD</p>	<p>Administrative cost.</p>
47	<p><b>Moderate-Income Housing Implementation 1.2.1</b>: Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income home owners.</p>	<p>Everyone.</p>	<p>TBD</p>	<p>Administrative cost.</p>
48	<p><b>Moderate-Income Housing Implementation 1.2.2</b> : 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.</p>	<p>Likely a coordinated effort between the housing authority and the planning division.</p>	<p>TBD</p>	<p>Administrative cost.</p>
49	<p><b>Moderate Income Housing Implementation 1.3.1</b>: Establish a mechanism to track the condition of existing housing stock in Ogden Valley, including multifamily and single-family residences.</p>	<p>Housing authority and planning.</p>	<p>TBD</p>	<p>Administrative cost.</p>
50	<p><b>Moderate Income Housing Implementation 1.3.2</b> : 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.</p>	<p>Housing authority and planning.</p>	<p>TBD</p>	<p>Administrative cost.</p>
51	<p><b>Moderate-Income Housing Implementation 1.3.3</b> : 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.</p>	<p>Housing authority and planning.</p>	<p>TBD</p>	<p>Administrative cost.</p>
52	<p><b>Moderate-Income Housing Implementation 1.3.4</b> : 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.</p>	<p>Housing authority and planning.</p>	<p>TBD</p>	<p>Administrative cost.</p>
53	<p><b>Commercial Development Implementation 1.1.1</b> : Prepare small area plans for each area designated as a village on Map 6 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multi-modal and active transportation to and within each area, as may be appropriate. The village areas are shown as ¼ mile circles centered on each area on Map 6. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.</p>	<p>This will be a Planning Division project.</p>	<p>TBD</p>	<p>Administrative cost.</p>

54	<p><b>Commercial Development Implementation 1.1.2:</b> Require new commercial or mixed-use development to locate on property currently zoned for commercial uses. Avoid rezoning new property to commercial or manufacturing until such time that the community supports it. Future commercial or mixed-use rezoning should only be considered adjacent to existing commercial or mixed-use zoning in a manner that creates village clusters and avoids strip commercial along highway corridors.</p>	This will be a Planning Division project.	TBD	Administrative cost.
55	<p><b>Commercial Development Implementation 1.1.3:</b> Encourage voluntary downzones of properties currently zoned commercial that are outside of the resort areas, and the existing or master planned commercially zoned properties in Eden, Old Eden, Wolf Creek, and at the Trapper's Loop junction.</p>	This will be a Planning Division project in probably coordination with economic development.	TBD	Administrative cost.
56	<p><b>Commercial Development Implementation 1.2.1:</b> As also provided in the Transportation Element Streetscape Implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.</p>	This will be a Planning and Engineering Division project, with cooperation from the Roads Division.	TBD	Administrative cost.
57	<p><b>Commercial Development Implementation 2.1.1:</b> As part of small area planning, revise County design standards to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, dark sky lighting, walkability 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 (Figure 3).</p>	This will be a Planning Division project.	TBD	Administrative cost.
58	<p><b>Commercial Development Implementation 2.2.1</b> Amend County ordinances to limit the maximum square footage of retail businesses in Ogden Valley, or develop design standards to mitigate negative visual impacts. Monitor the demand for additional retail sales in the Valley to determine a possible future need for larger retail businesses.</p>	This will be a Planning Division project.	TBD	Administrative cost.
59	<p><b>Commercial Development Implementation 2.3.1 :</b> Evaluate and revise the commercial sign standards for Ogden Valley to promote dark sky lighting and a consistent design theme that is compatible with the rural character of the Valley.</p>	This will be a Planning Division project.	Ordinance development is currently in progress.	Administrative cost.
60	<p><b>Commercial Development Implementation 2.3.2 :</b> Develop 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.</p>	This will be a Planning Division project in cooperation with UDOT	TBD	Administrative cost.
61	<p><b>Commercial Development Implementation 3.1.1:</b> Amend allowed uses in each zone to eliminate uses that are incompatible with the purpose and intent of the zone or are in conflict with the provisions of this General Plan.</p>	This will be a Planning Division project.	Ordinance development is currently in progress.	Administrative cost.
62	<p><b>Commercial Development Implementation 3.1.2:</b> Amend existing zoning regulations to restrict mining operations to a specific mining zone. Require mining operations to petition the County for a zone change prior to initiation of the operation. Specific mining operation proposals should be evaluated for community impacts prior to zone changes. Consider requiring a development agreement for large scale mining activities prior to formal rezoning.</p>	This will be a Planning Division project.	TBD	Administrative cost.
63	<p><b>Transportation Implementation 1.1.2:</b> Conduct additional traffic studies and monitor growth rates and locations in Ogden Valley regarding the timing, scope, and locations of Valley roadway improvements planned in the draft TMP.</p>	This will be an Engineering Division project, with coordination from the Planning Division.	TBD	Administrative cost and/or contracted expenses.

64	<b>Transportation Implementation 1.1.3:</b> Improve the County's Capital Facilities Plan to determine the timing, funding, character and locations of future improvements to the Ogden Valley County roadway system.	This will be a Community and Economic Development Department project, in coordination with the Clerk's Office and Treasurer for budgeting.	TBD	Administrative cost and program management/operations and maintenance costs, if applicable.
65	<b>Transportation Implementation 1.2.1:</b> Provide development ordinances that require that new road infrastructure directs traffic to existing State highways in as efficient a manner as possible.	Planning, engineering, roads, and UDOT responsibility.	TBD	Administrative cost.
66	<b>Transportation Implementation 1.2.2:</b> Consider noise impacts and possible mitigation measures during development review.	This will be a Planning, Engineering, and Roads Division project.	TBD	Administrative cost.
67	<b>Transportation Implementation 1.3.1:</b> Pursue opportunities to create active transportation infrastructure in a well-planned system throughout the Valley that fosters a culture of non-automobile 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.	This will be a Planning and Engineering project. It will likely involve local NGO's and the Roads Division.	Some ordinance development has previously occurred in the Ogden Valley Pathways ordinance. The rest is TBD.	Administrative cost.
68	<b>Transportation Implementation 1.3.2:</b> 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.	This will be a Planning and Engineering project. It could involve local NGO's and the Roads Division.	TBD	Administrative cost.
69	<b>Transportation Implementation 1.3.3:</b> Support the efforts of Weber Pathways to implement the goals of the Ogden Valley Pathway Master Plan.	Everyone.	Some ordinance development has previously occurred in the Ogden Valley Pathways ordinance. The rest is TBD.	Administrative cost.
70	<b>Transportation Implementation 1.3.4:</b> Support completion of the multi-use pathway around Pineview Reservoir.	Everyone.	This has been partially completed. Work is ongoing.	Administrative cost and Trail Impact Fee funds.
71	<b>Transportation Implementation 1.3.5:</b> Encourage bicycle friendly signage throughout planning area.	Engineering and Roads Divisions, with influence from Planning.	Some new signs erected over North Ogden Divide. The rest TBD.	Administrative cost.
72	<b>Transportation Implementation 1.4.1:</b> Work with UTA, the resorts and other partners to provide summer and winter busing and shuttles to offer residents and visiting recreationists an alternative to driving to Ogden Valley during times of peak visitation.	This could involve Economic development, Planning, Engineering, WACOG, UTA, UDOT, visitors bureau, etc.	Winter buses are implemented. Summer buses TBD.	Administrative cost.
73	<b>Transportation Implementation 1.4.2:</b> Explore all avenues to establish a year-round public transit system to and from and through Ogden Valley.	This could involve Economic development, Planning, Engineering, WACOG, UTA, UDOT, visitors bureau, etc.	TBD	Administrative cost.
74	<b>Transportation Implementation 2.1.1:</b> Review UDOT's long-range plan for Ogden Valley planning area and develop a response outlining the preferences of Valley residents.	This will be primarily a Planning and Engineering Division project, but others have also been involved.	TBD	Administrative cost.
75	<b>Transportation Implementation 2.1.2:</b> Participate in and monitor the findings of UDOT's ongoing Ogden Canyon Study. Consider the study's recommendations for possible future General Plan amendments.	This will be primarily a Planning and Engineering Division project, but others have also been involved.	The study is now complete. The rest is TBD.	Administrative cost.
76	<b>Transportation Implementation 2.1.3:</b> Only support UDOT road development that is consistent with the rural character of Ogden Valley, including provisions for active transportation elements along all UDOT highways.	Everyone.	TBD	Administrative cost.
77	<b>Transportation Implementation 2.2.1:</b> Develop techniques to discourage the use of Ogden Canyon as the major access to Ogden Valley and encourage the use of Trappers Loop.	Everyone, with primary influence likely coming from Planning, Engineering, Roads, parks and rec, visitors bureau, etc.	TBD	Administrative cost.

78		<p><b>Streetscape Design Implementation 1.1.1:</b> Develop and adopt multimodal streetscape cross sections for villages based on the small area plans referenced in Commercial Development Goal 1, and implement key elements during programmed road creation, maintenance, and upgrade projects. During small area planning, consider the need for traffic calming measures, reduced speed limits, consistent landscaping and lighting, and other public improvements.</p>	<p>This will be Planning and Engineering project, with influence from Roads Division, local businesses, etc.</p>	TBD	Administrative cost.
79		<p><b>Streetscape Design Implementation 1.1.2:</b> Establish comprehensive streetscape standards for new residential streets and rural connector roads in Ogden Valley, including multimodal considerations, paving patterns, and other public improvements.</p>	<p>This will be Planning and Engineering project, with influence from Roads Division, local businesses, etc.</p>	TBD	Administrative cost.
80	1	<p><b>Streetscape Design Implementation 1.1.3:</b> Develop intersection designs that utilize roundabouts rather than stop signs and lights. Encourage UDOT to do the same.</p>	<p>This will be an Engineering project, with influence from Planning and Roads Division, local businesses, etc.</p>	TBD	Administrative cost and Capital Improvement expense.
81		<p><b>Streetscape Design Implementation 1.2.1:</b> Work with UDOT to develop street and highway cross sections that are consistent with all Weber County highway cross section designs, including support for village road design and active transportation.</p>	<p>This will be Planning and Engineering project.</p>	TBD	Administrative cost.
82		<p><b>Utilities and Public Services Implementation 1.1.1:</b> Weber County should initiate the creation of a voluntary Ogden Valley water and sewer services forum to provide a forum for the exchange of information, resolution of service issues, advocacy for consistent standards and management, and cooperation in the planning for and delivery of culinary water and sewer services.</p>	<p>This will probably be initiated by the Planning Division.</p>	<p>This plan initiated this discussion with a general plan water advisory board. Ongoing discussion and diversification of the board is TBD.</p>	Administrative cost.
83		<p><b>Utilities and Public Services Implementation 1.3.1:</b> Verify that the goals, principles, and implementation measures of this Plan are consistent with the findings of the Ogden Valley Watershed Hydrogeology Study being conducted by Utah Geological Survey.</p>	<p>This will be Planning Division project in coordination with local water entities.</p>	TBD	Administrative cost.
84		<p><b>Utilities and Public Services Implementation 1.3.2:</b> Explore water conservation techniques and education, such as public outreach, metering secondary water, increasing block rate structures, etc.</p>	<p>This will be influence in land use decisions (Planning Division), but is an encouragement for local conservation entities and water companies.</p>	TBD	Administrative cost.
85		<p><b>Utilities and Public Services Implementation 1.3.3:</b> Weber County will encourage the Weber Basin Conservancy District to verify that clear evidence exists that the impacts of an exchange application can be mitigated.</p>	<p>Self explanatory.</p>	Ongoing public discourse.	Administrative cost.
86		<p><b>Utilities and Public Services Principle 2.1:</b> New developments in the village areas (reference Commercial Development Implementation 1.1.1) and the resort areas should connect to existing sewer facilities or 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. New residential developments not proximate to existing sewer service areas should employ clustering and provide limited capacity advanced sewage treatment facilities.</p>	<p>Engineering, health department, and planning project.</p>	TBD	Administrative cost.
87		<p><b>Utilities and Public Services Implementation 3.1.1:</b> 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 sheet flows.</p>	<p>Engineering division project</p>	TBD	Administrative cost.

88	<b>Utilities and Public Services Implementation 3.1.2:</b> New stormwater management facilities should be designed to serve multiple purposes in addition to stormwater retention and detention (such as ground water recharge, wild life habitat, aesthetics, etc.) and complement the rural character of the Valley.	Engineering division project	Stormwater management is an ongoing current project in the Ogden Valley.	Administrative cost.
89	<b>Utilities and Public Services Implementation 3.2.1:</b> Complete and implement a stormwater master plan for Ogden Valley.	Engineering division project.	Stormwater management is an ongoing current project in the Ogden Valley.	Administrative cost.
90	<b>Utilities and Public Services Implementation 3.2.2:</b> Amend County ordinances to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects and provide other public benefits.	Engineering division project, with assistance from the Planning Division.	TBD	Administrative cost.
91	<b>Utilities and Public Services Implementation 3.2.3:</b> Employ techniques such as financial security and performance measures to ensure proper completion and maintenance of stormwater facilities.	Engineering division project	This is already required through our development review process.	Administrative cost.
92	<b>Utilities and Public Services Implementation 4.1.1:</b> Weber County will consider requiring the burial of future power distribution lines.	Planning and Engineering project.	TBD	Administrative cost.
93	<b>Utilities and Public Services Implementation 4.1.2:</b> 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 is feasible, to reduce visual impacts.	Planning and Engineering project.	TBD	Administrative cost.
94	<b>Utilities and Public Services Implementation 4.2.1:</b> Employ techniques such as financial security and performance measures to ensure proper completion, site restoration, maintenance, and weed control of utility facilities, corridors, and rights-of-way.	Engineering Division project.	This is already required through our development review process.	Administrative cost.
95	<b>Utilities and Public Services Implementation 5.1.1:</b> Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland Urban Interface in Ogden Valley and amend development ordinances to require notice of proximity to the interface.	Fire Marshal project.	Ongoing	Administrative cost.
96	<b>Utilities and Public Services Implementation 5.1.2:</b> Provide education on fire-wise planning, including building materials and landscaping.	Fire Marshal project.	Ongoing	Administrative cost.
97	<b>Utilities and Public Services Implementation 5.1.3:</b> Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.	Planning Division project with influence from the Fire Marshal.	TBD	Administrative cost.
98	<b>Utilities and Public Services Implementation 5.1.4:</b> Ensure that all development has adequate fire flow and fire flow storage.	Fire Marshal project.	This is already required through our development review process.	Administrative cost.
99	<b>Utilities and Public Services Implementation 5.2.1:</b> Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.	Emergency services, and others.	TBD	Administrative cost.
100	<b>Utilities and Public Services Implementation 5.2.2:</b> Provide funding for programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.	Emergency services, and others.	TBD	Emergency management budget allocation.
101	<b>Utilities and Public Services Implementation 5.2.3:</b> Provide for emergency shelter and supplies to adequately serve the population in the event of a disaster.	Emergency services, and others.	TBD	Emergency management budget allocation.

102	1	<p><b>Parks and Recreation Implementation 1.1.1 :</b> 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, create a committee of broad representation of stakeholders that is responsible for the evaluation and oversight of decisions for the reservoir.</p>	Everyone. (Already in process).	This is an ongoing project being conducted by Weber County and the Forest Service.	Administrative cost and program management/operations and maintenance costs, if applicable.
103		<p><b>Parks and Recreation Implementation 1.2.1 :</b> 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 should 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 will pursue opportunities with developers to provide additional lands or facilities for parks so that the levels of service in existing parks meet the needs of the community.</p>	Everyone. (Already in process).	This is an ongoing project being conducted by the parks districts.	Administrative cost.
104		<p><b>Parks and Recreation Implementation 1.2.2 :</b> 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, the community, and other stakeholders, such as the Town of Huntsville and local park districts, to ensure proper completion of park improvements.</p>	Planning Division and Parks and Rec, in coordination with other entities, municipalities, tourism bureau, etc.	Park has been reserved in the SB Development Agreement. The rest is TBD.	Administrative cost.
105		<p><b>Parks and Recreation Implementation 1.2.3:</b> Weber County should consider revising 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.</p>	Community and Economic Development Department.	TBD	Administrative cost and program management/operations and maintenance costs, if applicable.
106		<p><b>Parks and Recreation Implementation 1.2.4 :</b> Weber County and local municipalities should continue an organized process of seeking federal and state funds to help defray land, equipment, and construction costs for future recreation facilities.</p>	Everyone.	Ongoing.	Administrative cost.
107		<p><b>Parks and Recreation Implementation 1.2.5 :</b> Weber County should pursue a recreation impact fee to support future recreation investments, including parks, trails, and other recreation facilities, that are necessary to support future demand.</p>	Engineering, Planning, Parks and Rec, Parks Districts.	A trail impact fee is in the process of being updated. The rest of the recreation impact fees are TBD.	Administrative cost.
108		<p><b>Parks and Recreation Implementation 1.3.1:</b> Weber County should consider revising its Capital Facilities Plan to incorporate needed parking facilities along County roadways. Weber County will actively pursue collaboration opportunities with UDOT and other stakeholders 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.</p>	Community and Economic Development Department.	TBD	Administrative cost and program management/operations and maintenance costs, if applicable.

109	<p><b>Parks and Recreation Implementation 2.1.1:</b> As resort development is proposed, Weber County should 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 public options and facilities for outdoor recreation and cultural experiences. Such facilities may include camping facilities; horseback riding trails; hiking 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.</p>	<p>Planning Division project, in coordination with others.</p>	<p>This is provided for in the Destination Recreation Resort Zone. Amendments to the PRUD code are also in progress at this time. The rest is TBD.</p>	<p>Administrative cost.</p>
110	<p><b>Parks and Recreation Implementation 3.1.1 :</b> Weber County should consider creating a trails coordinator position . This person could coordinate efforts between Weber County and various stakeholders—including U.S. Forest Service, Weber Pathways, parks districts, land trusts, resort developments, schools, and various business owners and private property owners—to advance implementation strategies of this goal.</p>	<p>County Commission, via budgeting. Likely the Planning Division or Parks and Recreation Department for implementation.</p>	<p>TBD</p>	<p>New position, perhaps joined with other tasks via budget allocation.</p>
111	<p><b>Parks and Recreation Implementation 3.1.2 :</b> Weber County should consider revising its Capital Facilities Plan to incorporate needed facilities and improvements to recreational trails and trailheads. Map 9 identifies future planned pathways and trails.</p>	<p>Community and Economic Development Department.</p>	<p>TBD</p>	<p>Administrative cost and program management/operations and maintenance costs, if applicable.</p>
112	<p><b>Parks and Recreation Implementation 3.1.3:</b> Weber County should consider pursuing opportunities for the acquisition of land or rights-of-way that will fill out the pathways network. Weber County should remain respectful of private landowners’ rights and should work diligently, openly, and fairly in the acquisition of trail rights-of-way.</p>	<p>Everyone. Perhaps mostly the Engineering and Planning Divisions, in cooperation with NGO’s.</p>	<p>Ongoing, as opportunities present themselves.</p>	<p>Funded in full or part by Trail Impact Fees. Other funds may include grants and general fund allocation.</p>
113	<p><b>Parks and Recreation Implementation 3.1.4:</b> Weber County should consider providing 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, and as further illustrated on Map 8. 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 a deferral agreement.</p>	<p>Planning Division project.</p>	<p>Partially provided for in the Ogden Valley Pathways ordinance. The rest is TBD.</p>	<p>Cost of administration.</p>
114	<p><b>Parks and Recreation Implementation 3.1.5:</b> Weber County should continue to support Weber Pathways and other organizations and stakeholders in their efforts to establish a complete pathways network in the Valley.</p>	<p>Everyone.</p>	<p>Ongoing, as opportunities present themselves.</p>	<p>Trail impact fees, as may be applicable.</p>
115	<p><b>Parks and Recreation Implementation 3.1.6:</b> 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.</p>	<p>Likely primarily the Planning Division, in coordination with the Engineering Division and local NGOs.</p>	<p>Ongoing, as opportunities present themselves.</p>	<p>Funded by Forest Service.</p>