



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

REVISED WORK SESSION AGENDA

February 03, 2015
5:00 p.m.

Pledge of Allegiance
Roll Call:

1. **DISCUSSION:** Ogden Valley Vision Document. To formally present the current draft of the Vision for the Ogden Valley General Plan and seek the Planning Commission's endorsement of this general direction. A first building block of the new General Plan is the creation of a shared vision for our future. Through the work of various stakeholder interviews, the Vision Workshops, the Citizen Advisory Committee, and input from the general public, a vision for the Valley's future has been created.

2. **Adjourn to a Work Session**

WS1. DISCUSSION: Weber County Land Use Code Revision Process: Conditional Use Standards

WS2. DISCUSSION: Weber County Land Use Code Revision Process: Land Use Table

WS3. Adjournment

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT
No pre-meeting is schedule for a work session*



(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)



OGDEN VALLEY
GENERAL PLAN

VISION DOCUMENT

WEBER COUNTY

January 28, 2015



B A C K G R O U N D

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 play and live. This desirability has resulted in substantial growth over the last decade and a half. With development and population increasing every year, Ogden Valley needs to anticipate its direction and respond to the pressures that will shape change. The Vision and General Plan provide a community-laid foundation for that future.

The General Plan Update will serve as a blueprint for future land use and investment decisions in Ogden Valley. It establishes broadly-approved citizen guidance for the County's Planning Division, County departments and staff, the Planning Commission, County Commission, civic leaders, stakeholders, and residents. Most decisions and investments in a community 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.

Presently, Ogden Valley operates under the guidance of several different planning documents, and there are no recent or truly comprehensive planning instruments that can be used to support the complex decisions that will be made in coming years. Growth has occurred, and broader community values and goals have changed since the last major planning efforts in 1998 and 2005. While portions of the 1998 General Plan and 2005 Recreation Element are still relevant today, these documents require a hard look. The General Plan Update will focus on: adjusting demographic baselines and the community vision; integrating new land use and transportation details; and framing these planning features to achieve fiscally, socially, and environmentally responsible land uses.



Image accessed from greatrideswest.com

GENERAL PLAN OVERVIEW

The Plan will include guidance on how to make decisions on public and private land development proposals, expenditure of public funds, financing options, future regulations, and cooperative efforts with other agencies. 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 zoning and subdivision regulations. 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.

The Vision sets forth broad principles to guide the future development of the Valley and serves as the foundation for more specific planning recommendations. Based on these principles the planning process will consider different scenarios and choices, and the General Plan will establish detailed policies and actions to achieve the Vision.

THE GENERAL PLAN WILL ADDRESS:

- Land use and zoning
- Transportation
- Housing and residential development
- Economic and commercial development
- Parks, recreation, and open space
- Natural resources and sustainability
- Design and aesthetics
- Utilities and infrastructure



CREATING A COMMUNITY VISION

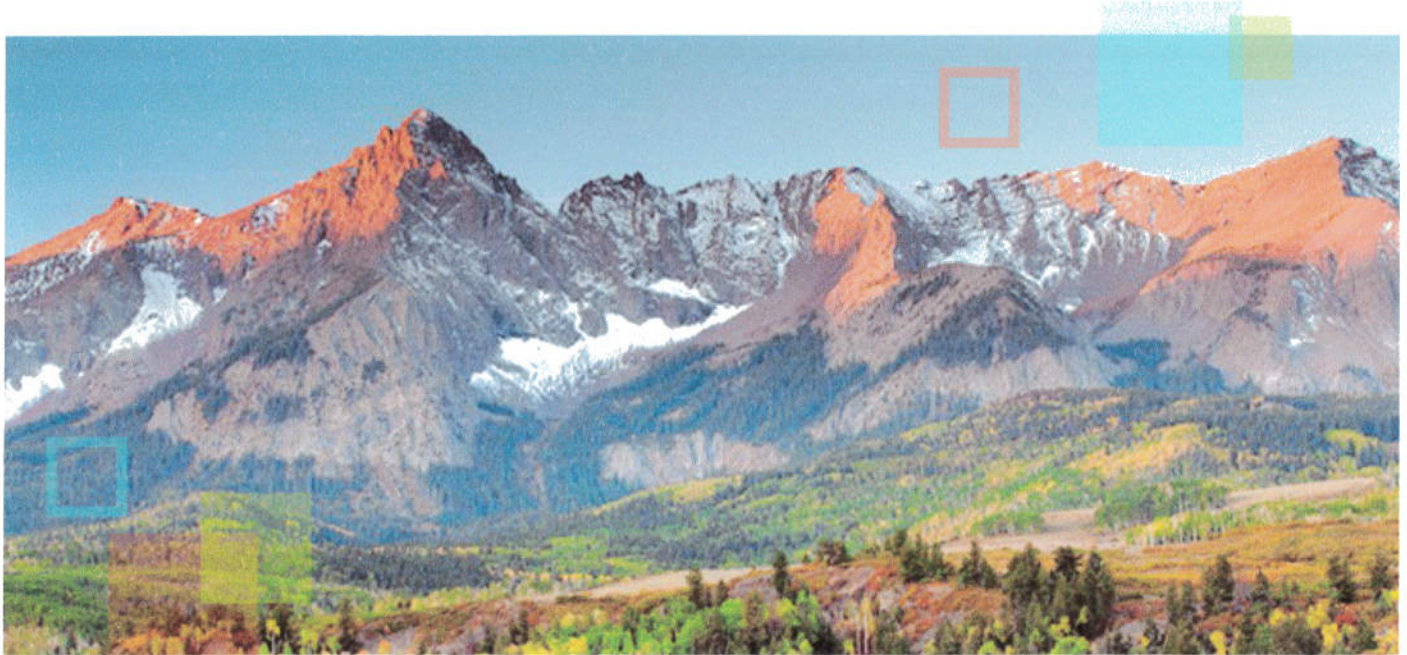


Image credit of Adam Barker Photography

The Ogden Valley "Vision" is your aspiration for the future of the Valley. It builds off of the Valley's 1998 General Plan and 2005 General Plan Recreation Element, existing plans and policies, detailed stakeholder interviews with community leaders and representatives, an audit of existing policies, two public Visioning Events, and online discussions. The Vision process expresses areas of high-level consensus about what the ideal future conditions for the community are; this includes how things should look, feel, and function. It considers the natural environment, the social environment, and the built environment. The Vision captures what residents most value about the Valley and what they imagine it becoming in the future, and provides the rationale for direction that will be articulated in the General Plan Update.

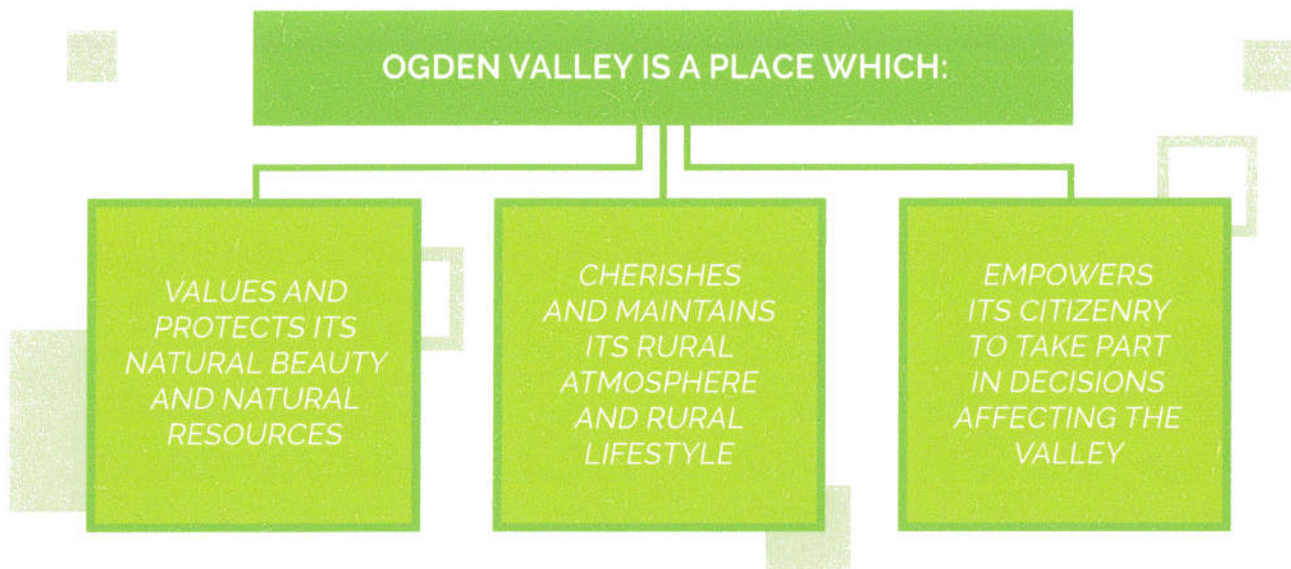
The visioning process engaged and involved a broad spectrum of Ogden Valley citizens. In September and October 2014, the project team held one-on-one and small group interviews with community leaders and representatives from city departments, partners, community groups, and regional agencies, as well as local developers, business owners, and interested citizens. These interviews were essential to gain a better understanding of influences on the Valley, and of the values and direction people see for Ogden Valley. Interviews with interested stakeholders continued throughout the planning process.

In early November, two visioning events were held to identify key issues and priorities to examine during the plan, and to articulate a community vision. Over 200 residents attended the workshops over two days. Participants represented most neighborhoods in the Valley and nearly all demographic segments. Citizens reviewed maps and baseline information and provided input on community values and preferences for the future direction of the Valley. Following the visioning events, event materials were posted online to allow for continued online dialogue and commenting.



Image accessed from <http://www.whattodoinogdenvalley.com/blog/category/Indian%20Trail>

OUR COMMUNITY VISION - SO FAR



THE VISION

Ogden Valley has a spectacular mountain backdrop with rolling hills, farmlands, and fields below. The region is home to Ogden River's North, Middle, and South Forks and their convergence at Pineview Reservoir. There is an abundance of wildlife in the Valley. Deer, elk, and moose browse the plentiful vegetation, fish teem in the reservoir waters and streams, and wild turkeys roost in the cottonwood trees. The character of Ogden Valley is a direct reflection of these natural resources. The human and natural landscape should continue to coexist harmoniously.

People are attracted to the Ogden Valley because of its rural lifestyle. They enjoy the quiet pace, the friendships with neighbors, the open space, and the fresh air. They also enjoy a sense of community which bonds Valley residents together. Residential and commercial development should be designed to protect the Valley's rural character. The Valley's infrastructure will need to keep pace with growth and observe resource limitations. Agriculture and recreational opportunities should remain prominent values of the Valley. Visitors will continue to come from all over to enjoy these features and appreciate the rural character of Ogden Valley.

This Vision document is a preliminary articulation of the community's values and vision, and it will continue to be refined throughout the General Plan Update process. The following aspirational values and vision statements emerged from ideas expressed by the public for the future of the Valley.

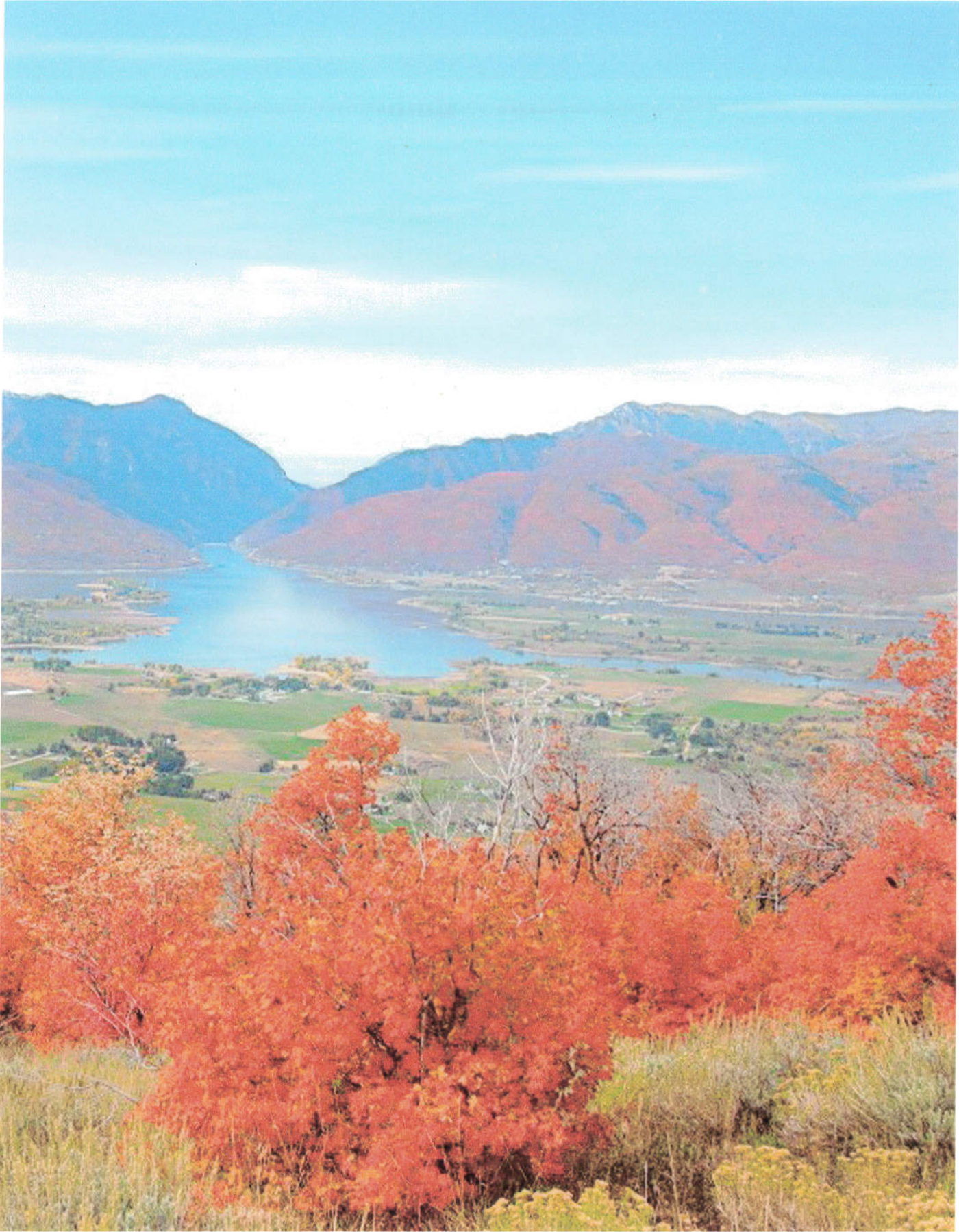


Image accessed from <http://www.summit.co/news/>

OGDEN VALLEY VISION PRINCIPLES

1. Promote a strong sense of pride in the Valley's history and heritage.
2. Ensure that development is compatible with the Valley's scenic beauty, rural character, and natural resources.
3. Provide available housing that meets the need of all income levels, family types, and stages of life.
4. Realize the broader economic and employment opportunities in the Valley.
5. Enhance quality recreational opportunities and investment.
6. Promote agricultural land and open space preservation.
7. Recognize and respect private property rights.
8. Ensure transportation and transit plans for travel to, from, and within the Valley support community character and growth objectives.

NATURAL ENVIRONMENT

Ogden Valley is a healthy and sustainable place, where protecting natural resources and open space is prioritized.



Image credit of OgdenValley.blogspot.com/2010_10_01_archive.html

Open spaces and natural resources offer critical links to quality of life, the community's heritage, an active and healthy lifestyle, and to Ogden Valley's identity as a place where harmony between the natural and built environments is essential. Open space and the environment are the easiest assets to lose and the most costly and difficult to replace.

Protecting Ogden Valley's character depends upon preservation of its sensitive, natural, and open features. Protecting these features is complex. It involves not just open space protection, but also ridgeline and slope protection, lighting standards to protect night skies, and protecting sensitive wildlife habitats, such as stream and migration corridors.

Pineview Reservoir, perhaps the most iconic feature of Ogden Valley, is also one of the busiest tourist destinations in Northern Utah, and, according Recreation.gov it is the busiest reservoir in the state of its size and type. Residents and stakeholders share concerns regarding overuse of the reservoir and a lack of clear management jurisdiction. Additionally, a non-motorized pathway around the reservoir is widely cited as a critical need.

While agricultural land provides some economic value to Ogden Valley in terms of crops produced, it is becoming equally valuable for scenic reasons. The agricultural land that serves as a buffer between homes and neighborhoods highlights the rural character of Ogden Valley. Prime agricultural land should be preserved to maintain the scenic quality of the Valley, and useful tools to compensate property owners for preservation should be available. Primary planning vision principles for the Natural Environment include:

1. Open Space - Ogden Valley will conserve and protect open spaces and natural resources to maintain the Valley's quality of life and rural atmosphere, as well as to maintain natural integrity, improve air quality, and support the health of Ogden Valley residents.

2. Sensitive Lands - Ogden Valley will preserve its sensitive lands. This is essential to ensure future economic and recreation opportunities are viable, and to protect the rural character and heritage of Ogden Valley. Sensitive lands include:

Slopes and Ridgelines - Ogden Valley's steep slopes and ridgelines will be preserved from unsafe and unappealing development to highlight the Valley's natural landscape and beauty.

Wildlife Habitat - Key areas of habitat should remain undeveloped to preserve and protect the wildlife living in Ogden Valley.

View/Entry Corridors - To keep the rural feeling of Ogden Valley, key viewsheds should be preserved. Development should not encroach upon highway corridors, and should be avoided near the Valley's entrances.

Pineview Reservoir and North Fork Park - Pineview Reservoir and North Fork Park should be managed with care and scrutiny to ensure their values are protected or improved over time, even as demand and use increase.

Stream Corridors - Ogden Valley should protect stream corridors to enhance water quality, natural habitat, and wildlife movement.

3. Agricultural Land - Ogden Valley will preserve key farm and ranch lands to maintain and enhance the history, heritage, and character of the place.

4. Air, Water, and Dark Sky Quality - As development occurs, decisions will ensure that air, water, and dark-sky quality conditions are protected for residents and visitors.



Image credit of leaf-peeper.blogspot.com/2010/10/ogden-valley-fall-colors.html

SOCIAL ENVIRONMENT

Ogden Valley provides places that help deliver a strong sense of community and high standard of living for residents. Opportunities emerge to develop sustainable local businesses that ensure superior service. Historic and cultural amenities and quality recreational opportunities are promoted and protected.



Image credit of Jeff E Jensen

Ogden Valley residents desire a community much like they have today, but wish to leverage the Valley's cultural and recreational assets for new economic opportunities. The Valley doesn't currently provide a complete array of social functions: It provides great places to live and great places for day recreation. However, it lacks a diversity of places for commercial and community interaction, places to linger, shop, dine, and meet others, and to wander. As a result, the community – which plays host to tens of thousands of tourist each year – gains little economic benefit from the services it provides, and exports its own income and opportunity to businesses in the Greater Ogden Area. Locally-owned and non-franchise businesses contribute to a healthy economy while enhancing community character in the future.

Weber County and Weber Pathways have made great strides in recent years to improve the trail system throughout the Valley. This effort should continue and trails should be connected cohesively throughout the Valley. As the community grows and trails are used more frequently, these valley-wide connections become more essential. Development of a complete pathway around Pineview Reservoir, along with more natural and developed park space, will help to accommodate demand.

One of the key challenges presented to Ogden Valley is how to accommodate a growing population while still maintaining a rural atmosphere. This is a rural community where large single family lots are common. Many residents want to maintain rural residential character in the context of the current minimum one-unit per three-acre lot size. Others see current zoning as a detriment to the end goal of preserving open space and believe clustering of development would better protect Valley character. There is broad interest in increasing housing density on the Valley floor near commercial nodes and in resort areas, in exchange for keeping open land preserved. Primary vision principles for the Social Environment include:

1. Economic Development - Ogden Valley will support sustainable and thriving local businesses and capitalize on recreational tourism to support its economic base. Diverse service and professional job opportunities will emerge, and the choice for family generations to stay will be enhanced.

2. Recreation - Ogden Valley will seek strategic recreation-oriented investments that enhance the recreational experience for visitors and residents. Ogden Valley will have a parks system connected by trails, community facilities, and cultural features.

Parks - Ogden Valley parks are host to a broad range of recreational and educational opportunities. They are used by residents of all ages and abilities for sports, exercise, relaxation, family events, night-sky viewing, and general recreation.

Trails - Ogden Valley trails are cohesively connected throughout the valley and provide for a range of uses and abilities.

3. Land Use & Demographics - Ogden Valley is a place where people of all incomes and stages of life can be found, and where land use patterns support healthy physical and social interactions. Over time, the Valley will develop specific, excellent "places", where community interaction is diverse, integrated, and fun.

4. Historic and Cultural Resources - Ogden Valley will preserve and highlight its rich cultural heritage. The Valley's history contributes to its charm and character. Ogden Valley should embrace its unique and authentic historical character by identifying and preserving historic and cultural resources that promote the history and enrich the Valley's sense of place.



Image accessed from whattodoinogdenvalley.com/uploads/1/1/7/9/1179258

BUILT ENVIRONMENT

Ogden Valley is a vibrant community with safe neighborhoods, attractive and walkable places, distinct commercial cores, and diverse transportation and transit choices.



Image credit of allezraceteam.blogspot.com

The built environment can be seen as the human response to integrating social and natural environments. It includes commercial development, residential development, infrastructure—such as transportation and utilities, urban design, and mobility. The built environment addresses opportunities and challenges, and is essential for economic development and community growth. The form and function of the built environment can have enormous beneficial or negative impacts on a community.

Ogden Valley residents envision a built environment that is aesthetically subordinate to the natural environment. In other words, the built environment should not overwhelm the features of the natural environment that make the Valley feel so great. Residential and commercial growth should be discouraged in proximity to major thoroughfares, with the exception of commercial centers, which will help preserve the rural appearance of the Valley.

Commercial growth should be confined to commercial centers. The form, flow, and function of these commercial places should be carefully planned to support the social desires and needs of the community. Big-box, strip-type development is avoided; chain retail and national franchises are avoided; and opportunities to walk and bike about commercial areas is accommodated. A complete design for a more established "Main Street" shopping area in Eden is pursued. Architectural design standards are desired to create cohesive, appropriate, and attractive commercial developments.

Growth occurring outside the population centers should, to the maximum extent practicable, be clustered to promote conservation of open lands and to make efficient use of infrastructure. Residents of Ogden Valley desire walkable and bikeable community connections. Paths for active transportation should connect around Pineview Reservoir and throughout the Valley, promoting both alternative transportation and recreation. Additionally, there are multiple challenges with Valley ingress and egress, and solutions that allow bicycles, cars, and transit to safely interact as they enter and exit the Valley are important. To further enhance mobility in the Valley, public transportation options are desired, such as a shuttle moving from the Huntsville Library to the Jr. High, or looping around the reservoir during peak demand times. Primary planning vision principles for the Built Environment include:

1. Commercial - Ogden Valley commercial development will be compact and economically sustainable, focused in limited centers, balanced with residential growth, and should promote the area's original character and charm.

2. Residential - Ogden Valley will contain a variety of housing types to meet the needs of a diverse population with varied income levels and stages of life. Neighborhoods will have convenient access to community amenities and will be designed in a manner which protects the valley's character. Clustered and efficient development will be supported.

3. Infrastructure - Weber County will strategically plan and implement improvements to facilities and infrastructure to ensure necessary needs and services are provided to the community. These include:

Transportation - Ogden Valley's transportation system should minimize the use of stop lights and stop signs to protect the rural character of the valley.

Utilities - Ogden Valley should ensure water, sewer, and other utility infrastructure development occurs in advance of significant growth.

Municipal Services - Weber County should provide infrastructure to support improvements for roads, paths and trails, schools, parks, and open space.

4. Urban Design - In Ogden Valley, Weber County will promote and incorporate unique and functional urban design components in all new developments, public spaces, and streetscapes to enrich areas throughout the valley, create distinctive visible character, and ensure a pedestrian-friendly environment.

5. Mobility - In Ogden Valley, Weber County will provide safe, convenient, and integrated transportation options throughout the community. In Ogden Valley should take advantage of its proximity to Ogden City by providing convenient access and short travel times with transit and bicycle options through Ogden Canyon.

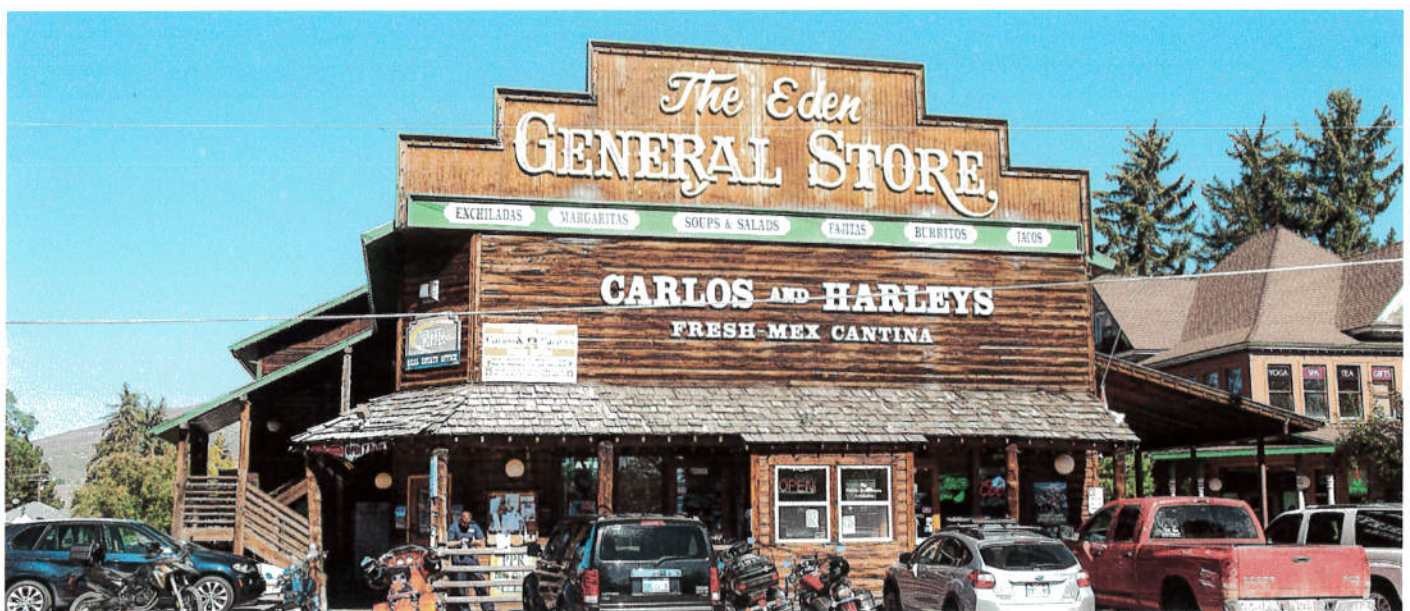
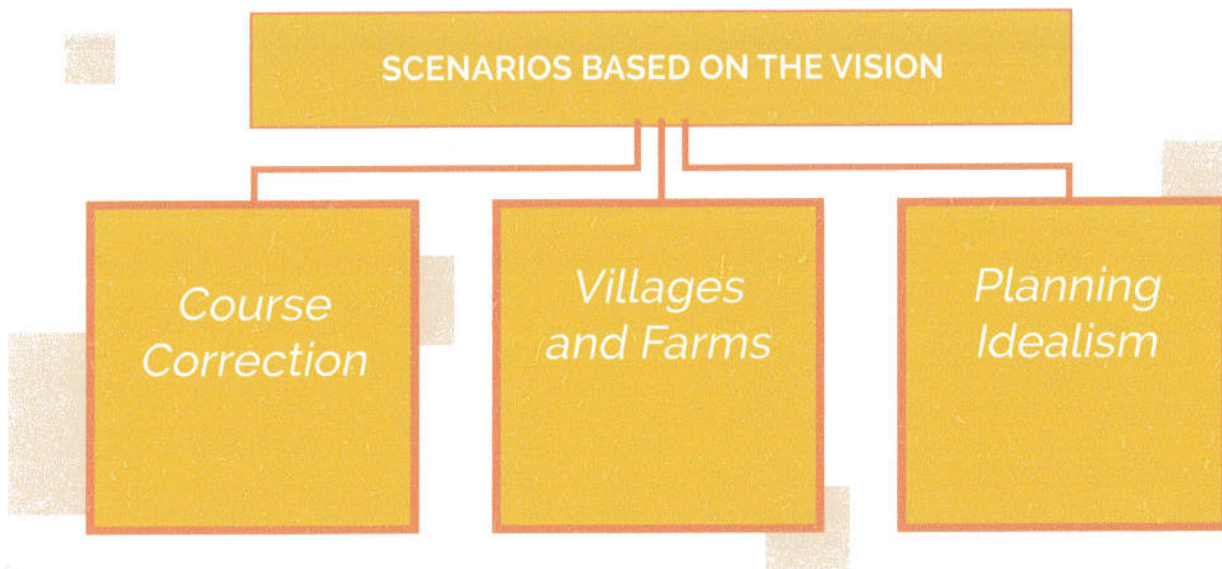


Image credit of Mark Gilmore

GROWTH SCENARIOS



The scenarios will identify key strategies for guiding future development in harmony with broad, agreed upon goals and principles within the Vision Document. Three land use scenarios will be developed, highlighting opportunity areas of the County. These scenarios will illustrate key opportunities, relationships to open space, and transportation connections (among other things).

Scenario planning allows Ogden Valley to look to the future and explore possible outcomes of variety of options and actions. Internal and external influences are considered, as well as quantifying costs and benefits of different scenarios, e.g. housing or transportation costs. The expectation is that through the process of developing and evaluating a series of future scenarios and the outcomes they produce, a preferred scenario can be identified.

The following are draft scenarios will be refined with the public next month.

Course Correction

Images to be added when finalized

Villages and Farms

Images to be added when finalized

Planning Idealism

Images to be added when finalized