



OGDEN VALLEY PLANNING COMMISSION

AMENDED REGULAR MEETING AGENDA

October 22, 2019

5:00 p.m.

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

- 1. Petitions, Applications and Public Hearings
- 1.1. Administrative Items
 - a. New Business
 - 1. UVS090919: Recommendation for preliminary and final approval of Shadow Jenson Subdivision, a four-lot subdivision located at approximately 800 N 7800 E, in the AV-3 zone. (Tammy Aydelotte, Presenter)

 - 2. CUP 2019-09: Consideration and action on a conditional use permit application for the Whisper Ridge Heliport located at 5788 N Daybreak Ridge, Eden. (Steve Burton, Presenter)

 - 3. DISCUSSION: Kerry Wangsgard would like to have a discussion on outdoor storage.

- 2. Petitions, Applications and Public Hearings
- 2.1. Legislative Items
 - a. New Business
 - 1. GPA 2019-03: Public hearing to consider and take action on the Ogden Valley Moderate Income Housing Plan, an amendment to the Ogden Valley General Plan, as required by 2019 Senate Bill 34. (Charlie Ewert, Presenter)

- 3. Public Comment for Items not on the Agenda

- 4. Remarks from Planning Commissioners

- 5. Planning Director Report

- 6. Remarks from Legal Counsel

- 7. Adjourn

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

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

A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.

No decisions are made in the pre-meeting, but it is an open, public meeting.

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



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for preliminary and final approval of the Shadow Jensen Subdivision, a four lot subdivision consisting of 18.30 acres, in the AV-3 zone.

Type of Decision: Administrative

Agenda Date: Tuesday, October 22, 2019

Applicant: Eric Zenger, Owners

File Number: UVS 090919

Property Information

Approximate Address: 800 N 7800 E, Huntsville UT 84317

Project Area: 18.30 acres

Zoning: Agricultural Valley (AV-3) Zone

Existing Land Use: Vacant/Residential

Proposed Land Use: Residential

Parcel ID: 21-006-0035

Township, Range, Section: T6N, R2E, Section 7 NE

Adjacent Land Use

North: Residential	South: Residential
East: 7800 East St	West: Agricultural

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@co.weber.ut.us
801-399-8794

Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 6 (AV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivisions)

Background and Summary

The applicant is requesting approval of the Shadow Jensen Subdivision, a four lot subdivision consisting of 18.30 acres located at approximately 800 N 7800 E, Huntsville UT, in the AV-3 Zone.

The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements of the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The General Plan for Ogden Valley is intended to preserve private property rights while also preserving the rural characteristics of the Valley. This proposal conforms to the Ogden Valley General Plan.

Zoning: The subject property is located in the Agricultural Valley (AV-3) Zone. Single-family dwellings are a permitted use in the AV-3 Zone.

The proposed subdivision complies with the site development standards of the AV-3 zone including minimum lot area of 3 acres and minimum lot width of 150 feet. The proposed lots range in size from 3.00 to 6.00 acres, with a range in width from 255' to 557', along 7800 East St

As part of the subdivision process, the proposal has been reviewed for compliance with the current subdivision ordinance in LUC §106-1, and the AV-3 zone standards in LUC §104-6. The proposed subdivision will include R.O.W. dedication along 7800 East St. The proposal meets the criteria for a Subdivision, as defined in LUC §101-1-7, and shall be presented to the land use authority for their review and recommendation LUC §106-1-5(b)(1).

Culinary water and sanitary sewage disposal: Culinary water is provided by a private well, and sanitary sewer is provided by a private, onsite septic system. An "Onsite Wastewater Disposal Systems Deed Covenant and Restriction" will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.

Review Agencies: To date, the proposed subdivision has been reviewed by the County Engineer, the County Surveyor, Weber-Morgan Health Dept., as well as Weber Fire District. All review agency requirements must be addressed and completed prior to this subdivision being recorded.

Additional Design Standards: Additional standards and requirements from reviewing agencies, including the Weber County Engineering Division must be fulfilled before the recording of the final plat. There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax Clearance: The 2018 taxes have been paid in full. The 2019 property taxes will be due in full on November 1, 2019.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6.

Staff Recommendations

Staff recommends final approval of the Shadow Jensen Subdivision, a four lot subdivision consisting of 18.30 acres. This recommendation is subject to all review agency requirements and based on the following conditions:

1. An "Onsite Wastewater Disposal Systems Deed Covenant and Restriction" will be required to be recorded with the final subdivision Mylar to ensure adequate notice is provided to future property owners of the requirement for a private onsite septic system.
2. Prior to recording the final mylar, County Commission acceptance of the Right-of-Way dedication will need to occur.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Exhibits

- A. Subdivision Application
- B. Plat Map
- C. Area Map
- D. Feasibility/Approval Letters

Exhibit A. Subdivision Application

Weber County Subdivision Application			
All subdivisions 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)
Subdivision and Property Information			
Subdivision Name Shawdow and Jensen		Number of Lots 4	
Approximate Address 800 N 7800 E Huntsville Utah 84317		Land Serial Number(s) 210060035	
Current Zoning	Total Acreage 18		
Culinary Water Provider Well	Secondary Water Provider Weber Basin Water	Wastewater Treatment Drain field	
Property Owner Contact Information			
Name of Property Owner(s) Eric Zenger		Mailing Address of Property Owner(s) 8022 E 1000 N Huntsville Utah 84317	
Phone 8017910969	Fax		
Email Address ericzenger@gmail.com		Preferred Method of Written Correspondence Email Fax Mail email	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Scott Tawzer		Mailing Address of Authorized Person 639 N 7800 E Huntsville Utah 84317	
Phone 8016451914	Fax		
Email Address stawzer@gmail.com		Preferred Method of Written Correspondence Email Fax Mail email	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Klint/ Garner Engineering		Mailing Address of Surveyor/Engineer 5150 S 375 E Suite 3 Ogden Utah 84405	
Phone 8014760202	Fax 8014760066		
Email Address klint@gecivil.com		Preferred Method of Written Correspondence Email Fax Mail email	
Property Owner Affidavit			
I (We), <u>Eric Zenger</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. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.			
<u>Eric Zenger</u> (Property Owner)		<u>[Signature]</u> (Property Owner)	
Subscribed and sworn to me this <u>25</u> day of <u>June</u> 20 <u>09</u>			

Authorized Representative Affidavit

I (We), Eric Zenger, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Scott Tawzer, 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.

Eric Zenger
(Property Owner)

Eric Zenger
(Property Owner)

Dated this 25 day of June, 2019 personally appeared before me signer(s) of the Representative Affidavit who duly acknowledged to me that they executed the same.

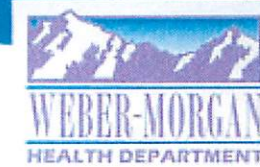
Scott Tawzer
Notary Public



Exhibit C. Area Map



BRIAN W. BENNION, M.P.A., L.E.H.S.
Health Officer/Executive Director



September 4, 2019

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

RE: Scott Tawzer
Approx. 800 N 7800 E, Huntsville
Parcel #21-006-0035
Soil log #1790

Gentlemen:

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by Lakeview Water Improvement District, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

DESIGN REQUIREMENTS

TP 1 & TP 2: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.32 gal/sq. ft./day as required for the sandy loam, granular structure soil horizon.

TP 3: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.35 gal/sq. ft./day as required for the sandy loam, granular structure soil horizon and documented percolation rate of 20 MPI.

TP 4: Documented ground water tables not to exceed 12 inches, fall within the range of acceptability for the utilization of a Wisconsin Mound Treatment System as a means of wastewater disposal. Maximum trench depth is limited to 0 inches. The absorption field is to be designed using a maximum loading rate of 0.45 gal/sq. ft./day as required for the sandy loam, granular structure soil horizon and documented percolation rate of 5.3 MPI.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal subdivision review; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats showing the location of exploration pits and percolation tests as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned.

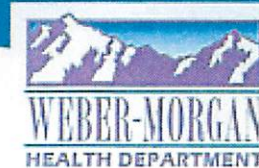
Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time, the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

Craig Jorgensen, LEHS
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER



July 3, 2019

Scott Tawzer
639 N 7800 E
Huntsville, UT 84317

RE: **Private Well Approval at:**
713 N 7800 E
Huntsville, UT
Parcel #21-006-0035

Dear Mr. Tawzer:

The application for approval of the above referenced well has been submitted for review to determine conformance to the Weber-Morgan District Health Department Regulations for Installation and Approval of Nonpublic Water System Serving 1-14 Connections.

The following have been submitted:

1. The Water Right Number: E5718 (35-13301)
2. Well driller license #527
3. The well is 160 feet deep with a "High Solids Grout/Sand" seal to a depth of 40 feet.
4. The well yields 100 GPM with a 0-foot drawdown in 2 hrs.
5. The water samples for the partial inorganic analysis were submitted to Chemtech-Ford Laboratories on June 19, 2019. The water analysis was satisfactory.
6. A bacteriological water sample was collected by staff of this department on June 19, 2019. The water analysis was satisfactory.
7. This is not a shared well.

The required 100-foot protection zone around the well must be kept free from any septic tank absorption systems, garbage dumps, hazardous and toxic material storage or disposal sites, feedlots and other concentrated sources of pollution. We would recommend that a bacteriological sample be collected and submitted for analysis on an annual basis.

Based on compliance with the above requirements, the Health Department considers this an approved well for culinary purposes.

Please contact our office at (801) 399-7160 if you have further questions.

Sincerely,

Brett Bunderson, LEHS
Division of Environmental Health



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a heliport located at 5788 N Daybreak Ridge, Eden

Type of Decision: Administrative

Agenda Date: Tuesday, October 22, 2019

Applicant: SMHG Village Development, LLC

Authorized Agent: Rick Everson

File Number: CUP# 2019-09

Property Information

Approximate Address: 5788 N Daybreak Ridge

Project Area: 3.21

Zoning: DRR-1

Existing Land Use: Parking Lot

Proposed Land Use: Heliport/ Parking lot

Parcel ID: 23-138-0003

Township, Range, Section: Township 7 North, Range 2 East, Section 8

Adjacent Land Use

North:	Resort	South:	Resort
East:	Resort	West:	Resort

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 29, DRR-1 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Previous Planning Commission Decision

On August 27, 2019 the Ogden Valley Planning Commission tabled this item and requested that the following items be addressed:

1. All proposed flight paths and frequency so that the commission can understand how the Ogden Valley will be affected by the proposed heliport.
2. That the applicant reach out to the DWR to obtain some kind of recommendation regarding the flight altitude and how it affects wildlife, specifically the Middlefork Wildlife Management Area.
3. More information about the plan to store and fuel the helicopter.

The remainder of this report contains the original recommendations, findings, and conditions provided by staff from the August 27th meeting. I have received correspondence from the State Division of Wildlife Resources and have included that as Exhibit D, a new exhibit. The applicant has prepared responses to the remaining items requested by the Planning Commission and has requested to present them as this item is discussed on October 22.

Summary and Background

The applicant is requesting approval of a conditional use permit for a heliport located within development parcel D6 of Summit Eden Phase 1D Amendment 1. The DRR-1 zone states that heliports, subject to the following standards, are conditionally permitted in the DRR-1 Zone:

1. A heliport must be located at an elevation of at least 6,200 feet above sea level.
2. A heliport must be located at least 200 feet from any resort boundary, except where the developer (as defined in the applicable zoning development agreement) owns at least 200 feet of property extending from the resort boundary at the planned location of the heliport or where the developer has received approval from the owner of any property within 200 feet of the resort boundary at the planned location of the heliport. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the resort boundary provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.
3. The heliport landing surface must be dust-proof and free from obstructions.
4. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

The proposed heliport location is approximately 8,640 feet above sea level and is located several thousand feet within the resort boundary. The landing surface of the heliport will be treated with magnesium chloride to prevent dust during the summer months and will be a solid snow surface groomed and packed by snow cats during the winter months. The applicant has stated, in their application, that the flight paths are regulated by the FAA. The applicant has provided a section of the Code of Federal Regulations as part of the application (Exhibit A) which states that notice to the federal government is not required for the intermittent use of a site. The applicant states that the proposed use will be intermittent according to the Code of Federal Regulations. The proposed flight paths are included as Exhibit C. The other proposed landing zones are located entirely within Cache County.

The application states that a helicopter will originate from Salt Lake City Airport and will travel to and from the site twice per season. The helicopter will be used for heli-biking and heli-fishing from June 1 to September 30 each year. During the winter season, from December 1 to April 15, the helicopter will be used for heli-skiing. The proposed hours of operation are from 7AM to 6PM. The operation is proposing to be limited to 3 days per week with a maximum of 10 operations (trips) in a single day. The applicant is proposing a maximum of 24 guests to be served per day. The applicant anticipates the need for 12 parking spaces to be located near the helipad (see site plan, Exhibit B).

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan as it promotes recreational tourism supporting the valley's economic base (page 22, 2016 Ogden Valley General Plan).

Zoning: The subject property is located within the Destination and Recreational Resort (DRR-1) zone. The purpose and intent of the DRR-1 zone is described as follows:

The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land.

As mentioned earlier, the proposed use is conditionally permitted within the DRR-1 zone. The following is a review of the proposal against the conditional use standards outlined in LUC 108-4.

Conditional Use Review:

- *Standards relating to safety for persons and property:* The applicant will be responsible to comply with all state and federal regulations related to the proposed activity in order to ensure the safety of persons and property. There are no proposed improvements to the property and no vegetation is proposed to be disturbed.

- *Standards relating to infrastructure, amenities, and services:* The proposed recreational site will not include any infrastructure or use that is anticipated to materially degrade any services in the area.
- *Standards relating to the environment:* Scholarly articles suggest that helicopter operations can have a significant impact on the environment. Amoroso et al. state, "In order to control the environmental impact of a heliport all involved actors (the State, the local authorities, the local resident associations, the heliport users and the heliport managers) should adopt measures that aim to reduce the environmental pollution and its associated annoyance, especially noise and gas pollution, due to the helicopter activity in order to preserve the health and peacefulness of the local residents."¹ The applicant, at a minimum, should be required to demonstrate compliance with any federal, state, or local regulations regarding helicopter gas emissions and noise as a condition of approval. The planning commission should also consider that the applicant is proposing to limit the operation to 3 days out of the week with a maximum of 10 operations per day with hours of operation from 7AM to 6PM.
- *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:* The proposal does not include improvements other than a gravel parking lot and groomed area for the helipad. Given the recreational nature of the DRR-1 zoning, and that the operation exists on undeveloped land, staff feels that the use fits in appropriately with the surrounding area.

Design Review: As part of conditional use review, the proposal has also been reviewed against the design review criteria outlined in LUC 108-1-4. The following is an analysis of the design review criteria:

- *Considerations relating to traffic safety and traffic congestion.* Traffic safety and congestion is not anticipated with this proposal. The applicants will be required to park at the proposed location on the mountain. If the applicant wishes to shuttle people from the valley floor a conditional use permit amendment will be required and it must be demonstrated that the shuttle pickup location is an approved use in the zone in which it is located.
- *Considerations relating to landscaping.* The site currently maintains the required 20 % landscaping with deciduous trees and other natural landscaping.
- *Considerations relating to buildings and site layout.* The site will remain undeveloped except for a temporary yurt that was previously approved for cat skiing. The parking lot and helipad will be approximately 100 feet off of Summit Pass Road.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The Engineering Division has no concerns with the proposal.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The Powder Mountain development agreement outlines recreational opportunities including skiing and biking. Heliports are a conditional use in the DRR-1 zone, which was granted to the resort based on the development agreement and master plan.

Review Agencies: The Fire District and Engineering divisions have given approval of this project.

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 requirements listed in LUC §108-4-4, under "Decision Requirements", 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.

¹ Amoroso, Salvatore, Francesco Castelluccio, and Luigi Maritano. "Helicopter operations: the environmental impact and ground facilities: procedures and operational standards for the system's acceptance." In 4th International Conference HELI World 2012. 2012.

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 request for a heliport has met 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 2019-09. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant is required to demonstrate compliance with any federal, state, or local regulations regarding helicopter gas emissions and noise.
2. If the applicant wishes to shuttle people from the valley floor a conditional use permit amendment will be required and it must be demonstrated that the shuttle pickup location is an approved use in the zone in which it is located.
3. The applicant will be required to provide written approval from the Federal Aviation Administration.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application and narrative
- B. Site Plan
- C. Flight path
- D. Letter from DWR



Map 1

Weber County Conditional Use Permit 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)
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Property Owner Contact Information

Name of Property Owner(s) SMHG VILLAGE DEVELOPMENT LLC		Mailing Address of Property Owner(s) 3932 N WOLF CREEK DR EDEN, UT 84310	
Phone 303-905-3496	Fax N/A		
Email Address (required) dguerra@powdermountain.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) Rick Everson		Mailing Address of Authorized Person 5200 S. Highland Drive #101 SLC, UT 84117	
Phone 801-897-4880	Fax N/A		
Email Address rick@wattsenterprises.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Whisper Ridge Heliport	Total Acreage 3.21	Current Zoning DRR-1
Approximate Address 5788 N DAYBREAK RIDGE EDEN, UT 84310	Land Serial Number(s) 23-138-0003	

Proposed Use
HELIPORT

Project Narrative
The proposed heliport will be located at Powder Mountain Resort within the DRR-1 zone. The location is in the future village area east of the current end of asphalt for Summit Pass Road. The location is currently undeveloped and timing for developing this parcel is unknown. See attached Exhibit A.

The helicopter will originate from Salt Lake City Airport and will travel to/from the site twice per season. When not in use, the helicopter will remain at the helipad site. The anticipated destinations to/from the heliport site and route to/from SLC Airport are identified on Exhibit B-1 and B-2.

Operations will be limited to 3 days per week with a maximum of 10 operations in a single day. Dates of operation are December 1 - April 15 for winter heli-skiing and June 1 - Sept 30 for summer activities such as heli-biking and heli-fishing. Hours of operation will be no earlier than 7am and not later than 6pm.

Maximum amount of guests able to be served in a single day would be 24, and that would include 2 or 3 people per group. Anticipated maximum amount of vehicles from guests is 12. There is ample room for parking adjacent to the helipad as shown on Exhibit A.

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.

Safety: The heliport will operate under visual flight rules (VFR) and flights will occur only during daylight hours and good weather conditions. The number of flights per day and the number of operating days per week are restricted as mentioned above. The flight paths are almost exclusively over undeveloped areas, with the exception of a couple remote cabin sites.

Noise: Impacts from the noise generated by the helicopter is minimized because the flight paths are through vacant, mountainous properties.

Dust: The heliport landing area will be treated with magnesium chloride to prevent fugitive dust in the summer months. In the winter, the heliport will be on a solid snow surface, groomed and packed by snow cats.

Wildlife Impacts. Nothing is being constructed, no new roads or fencing will be built, and no vegetation disturbed. Once the helicopter leaves the heliport, its flight path is regulated by the FAA.

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

Weber County Land Use Code, Section 104-29-8:

1. A heliport must be located at an elevation of at least 6,200 feet above sea level.

*The heliport is located at an elevation of approximately 8,500 feet

2. A heliport must be located at least 200 feet from any resort boundary, except where the developer (as defined in the applicable zoning development agreement) owns at least 200 feet of property extending from the resort boundary at the planned location of the heliport or where the developer has received approval from the owner of any property within 200 feet of the resort boundary at the planned location of the heliport. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the resort boundary provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.

*The heliport is located more than 3,700 feet from the closest resort boundary. See Exhibit C

3. The heliport landing surface must be dust-proof and free from obstructions.

*Magnesium Chloride dust abatement will be applied on the compacted gravel surface prior to flight operations being conducted in the summer. In the winter, the surface is solid snow, packed and groomed by snow cat equipment. No obstructions are present that will limit flight operations or provide safety concerns.

4. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

*The heliport meets the definition of "intermittent use" under Code of Federal Regulations (CFR) Title 14 Part 157.1.c and therefore, does not require notification to or inspections from the FAA. See Exhibit D.

In the staff report CUP 2012-01, a similar heliport was being proposed and Weber County staff spoke directly with the FAA Salt Lake City Flight Standards District Office about this issue and it was confirmed that this heliport would not require inspections because it is seasonal, nothing is being constructed, and it meets the definition of "intermittent use." A similar response was given for the heliport that was proposed at the Red Moose Lodge in 2010. See Exhibit E.

Code of Federal Regulations

Title 14 - Aeronautics and Space

Volume: 3

Date: 2013-01-01

Original Date: 2013-01-01

Title: PART 157 - NOTICE OF CONSTRUCTION, ALTERATION, ACTIVATION, AND DEACTIVATION OF AIRPORTS

Context: Title 14 - Aeronautics and Space. CHAPTER I - FEDERAL AVIATION ADMINISTRATION, DEPARTMENT OF TRANSPORTATION (CONTINUED). SUBCHAPTER I - AIRPORTS.

Pt. 157

PART 157—NOTICE OF CONSTRUCTION, ALTERATION, ACTIVATION, AND DEACTIVATION OF AIRPORTS

Sec.

157.1 Applicability.

157.2 Definition of terms.

157.3 Projects requiring notice.

157.5 Notice of intent.

157.7 FAA determinations.

157.9 Notice of completion.

Authority: 49 U.S.C. 106(g), 40103, 40113, 44502.

Source: Docket No. 25708, 56 FR 33996, July 24, 1991, unless otherwise noted.

§ 157.1 Applicability.

This part applies to persons proposing to construct, alter, activate, or deactivate a civil or joint-use (civil/military) airport or to alter the status or use of such an airport. Requirements for persons to notify the Administrator concerning certain airport activities are prescribed in this part. This part does not apply to projects involving:

(a) An airport subject to conditions of a Federal agreement that requires an approved current airport layout plan to be on file with the Federal Aviation Administration; or

(b) An airport at which flight operations will be conducted under visual flight rules (VFR) and which is used or intended to be used for a period of less than 30 consecutive days with no more than 10 operations per day.

(c) The intermittent use of a site that is not an established airport, which is used or intended to be used for less than one year and at which flight operations will be conducted only under VFR. For the purposes of this part, *intermittent use of a site* means:

(1) The site is used or is intended to be used for no more than 3 days in any one week; and

(2) No more than 10 operations will be conducted in any one day at that site.

§ 157.2 Definition of terms.

For the purpose of this part:

Airport means any airport, heliport, helistop, vertiport, gliderport, seaplane base, ultralight flightpark, manned balloon launching facility, or other aircraft landing or takeoff area.

Heliport means any landing or takeoff area intended for use by helicopters or other rotary wing type aircraft capable of vertical takeoff and landing profiles.

Private use means available for use by the owner only or by the owner and other persons authorized by the owner.

Private use of public lands means that the landing and takeoff area of the proposed airport is publicly owned and the proponent is a non-government entity, regardless of whether that landing and takeoff area is on land or on water and whether the controlling entity be local, State, or Federal Government.

Heliport Appeal Staff Report (CUP 2012-01)

Project: Heliport Landing Zone - Timothy Charwood
 User: Sean Wilkinson
 Department: Special Events Reviewing Team, Surplus Property Review Team, Weber County Planning Division
 Created: 2012-04-17 10:53:33
 Modified: 2012-04-17 10:53:33
 Approved: Yes

Notes

Background

The following information was presented to the Ogden Valley Planning Commission on January 24, 2012 and February 28, 2012 respectively:

January 24th Information

On January 3, 2012 the Weber County Commission adopted several amendments to the Weber County Zoning Ordinance regarding heliports in the Ogden Valley. On the same day, the applicant submitted a conditional use application for a heliport located in an F-40 Zone east of Green Hill Country Estates and approximately two-thirds of a mile from the Maple Street cul-de-sac. The proposed heliport location and an additional 446 acres owned by the applicant currently have final Planning Commission approval as a six-lot subdivision known as The Sanctuary. The application originally showed three sites on the applicant's property that were proposed for this use, however, it was discovered that two of the sites were located in an F-5 Zone which does not allow heliports. Only the location in the F-40 Zone is now being proposed for the heliport site.

The applicant is proposing to operate the heliport on a seasonal basis as a pick-up and drop-off site for heli-skiing operations. This site will be used for a maximum of three days per week, only during daylight hours, with no more than ten operations (take-off and landing combined) per day due to FAA regulations as described below. The proposed heliport has no permanent structures or facilities. No signage or lighting is proposed. The landing area is on an existing rock surface which is free from trees and other obstructions. Refueling on site will not occur. A portable latrine will be used at the site as necessary and may be removed when flights will not occur for several days.

Access to the proposed heliport is through Green Hill Country Estates, which has private roads. The applicant has provided staff with an agreement between the Green Hill HOA and the former owner of the property, which grants access on the Green Hill private roads to the applicant's property. The applicant has represented that the agreement allows those invited to his property to also use the private roads. However, this is a private matter between the applicant and the Green Hill HOA over which the County has no authority.

As part of the recent zoning ordinance amendments, the F-40 Zone now allows heliports as a conditional use subject to the following standards:

1. A heliport must be located on a single parcel of record which is not less than 40 acres in area.
2. A heliport must be located at an elevation of at least 6,200 feet above sea level.
3. A heliport must be located at least 200 feet from any property line. The Planning Commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the property line provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the Planning Commission.
4. The heliport landing surface must be dust-proof and free from obstructions.
5. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

The proposed application meets each of these standards in the following ways:

1. The proposed heliport is located in an F-40 Zone on a 78 acre parcel.
2. The proposed heliport has an elevation of approximately 6,300 feet above sea level.
3. The proposed heliport is located slightly over 200 feet from the parcel's east boundary line and much more than 200 feet from the other boundary lines.
4. The heliport landing surface is proposed to be on an existing rock surface which is free from dirt. There are no trees or other obstructions in the vicinity of the proposed landing area.
5. The heliport meets the definition of "intermittent use" under the Code of Federal Regulations (CFR) Title 14 Part 157.1.c and, therefore, does not require notification to or inspections from the FAA. Staff recently spoke with the FAA Salt Lake City Flight Standards District Office about this issue and it was confirmed that this heliport would require no inspections because it is seasonal, nothing is being constructed, and it meets the definition of "intermittent use." A similar response was given for the heliport that was proposed at the Red Moose Lodge in 2010.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed heliport meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

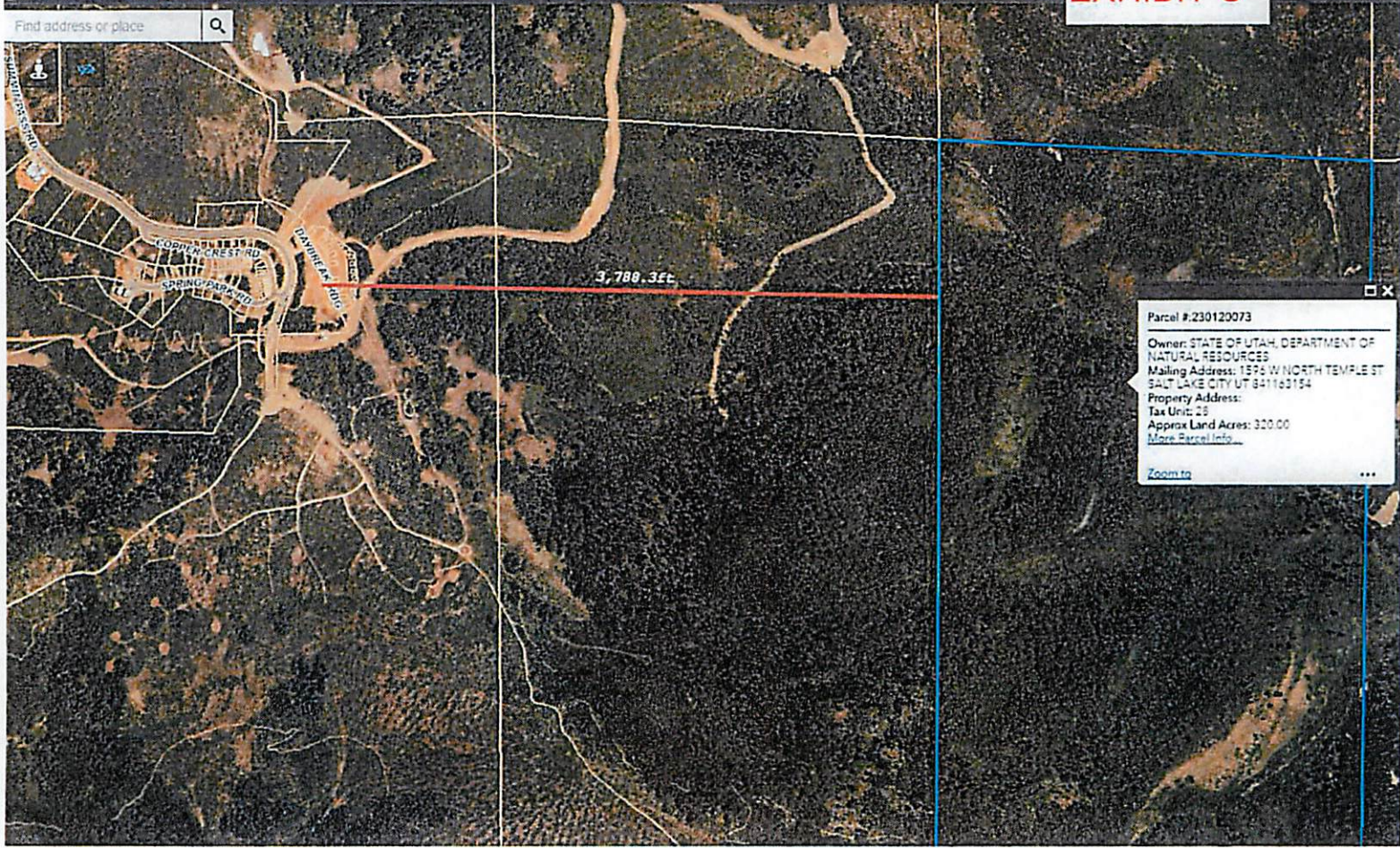
1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or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

Work Weather Personal Fishing Sports Impact Soccer Maps

Weber County Geo-Gizmo Recorder Surveyor Elections Planning Mapping

EXHIBIT C

Find address or place



3,788.36ft

Parcel #: 230120073
Owner: STATE OF UTAH, DEPARTMENT OF NATURAL RESOURCES
Mailing Address: 1876 W NORTH TEMPLE ST SALT LAKE CITY UT 841160164
Property Address:
Tax Unit: 28
Approx Land Acres: 320.00
[More Parcel Info...](#)

[Zoom to](#)

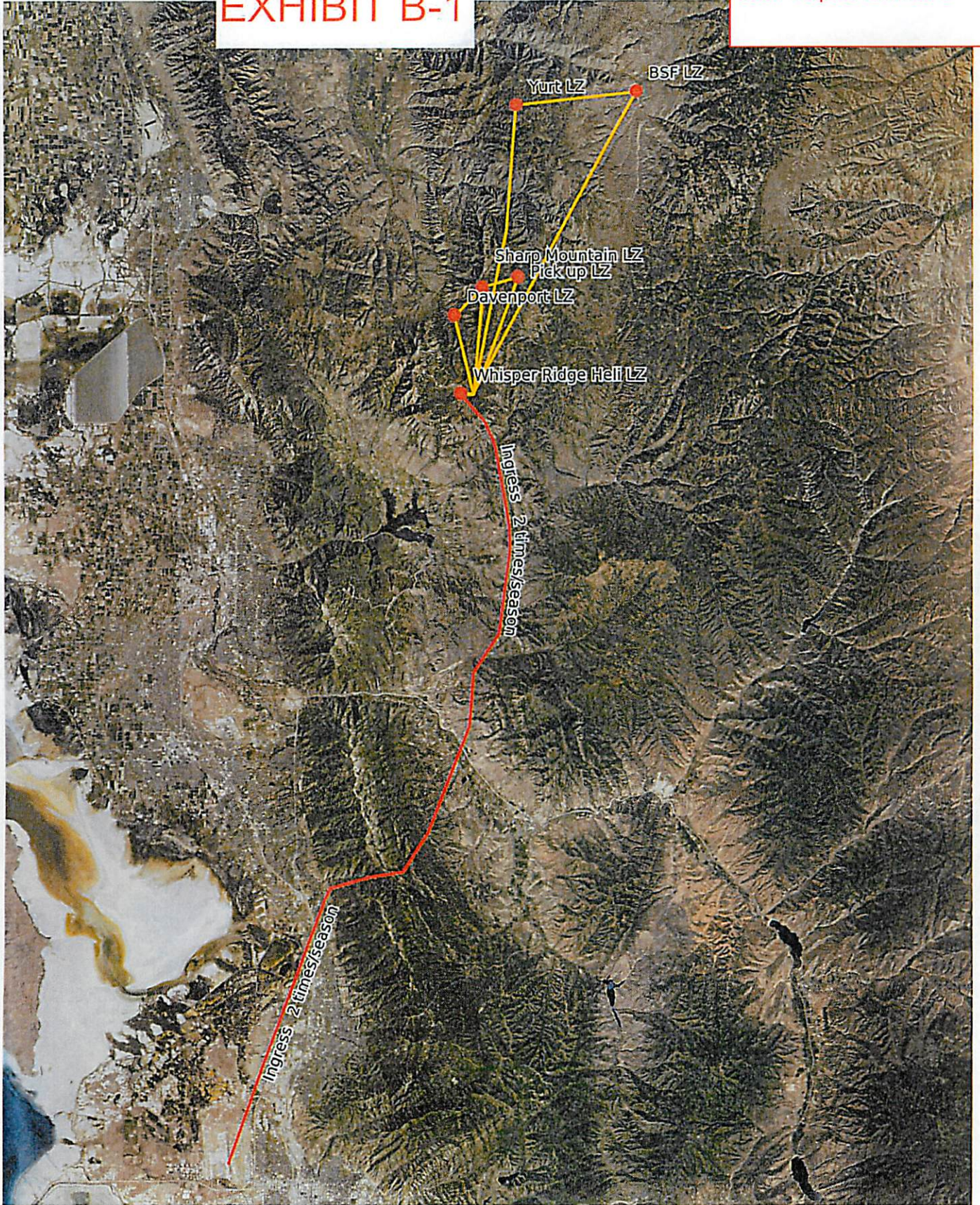


EXHIBIT A

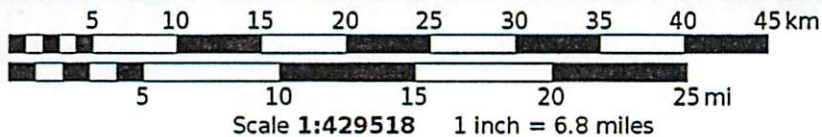
SITE PLAN

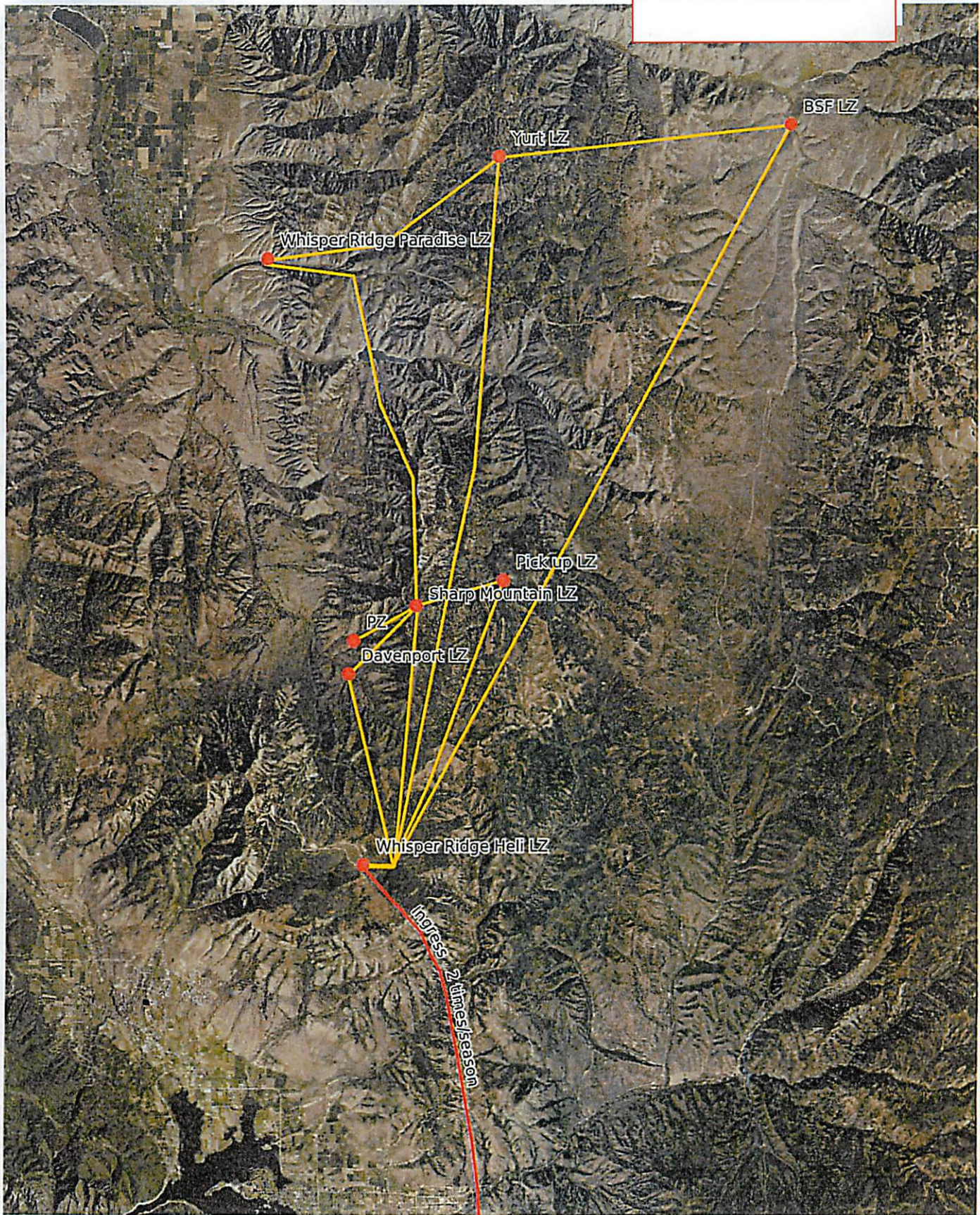
EXHIBIT B-1

Staff Report Exhibit C

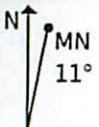


Mercator Projection
WGS84
USNG 12TUL-12TVM
CalTopo





Mercator Projection
WGS84
USNG 12TVL-12TVM
CalTopo





State of Utah

GARY R. HERBERT
*Governor*SPENCER J. COX
*Lieutenant
Governor*Office of the Governor
PUBLIC LANDS POLICY COORDINATING OFFICEKATHLEEN CLARKE
Director

September 26, 2019

Submitted via email: sburton@co.weber.ut.us

Steve Burton
Principal Planner
Weber County Planning Division
2380 Washington Blvd., Suite 240
Ogden, Utah, 84401

Subject: Wildlife Comments: Proposed Heliport at Powder Mountain Ski Resort

Dear Mr. Burton:

The Public Lands Policy Coordinating Office received the following comments from Utah Division of Wildlife Resources (UDWR) concerning the proposed heliport at Powder Mountain Ski Resort located in Weber County. The Ogden Valley Planning Commission in Weber County requested UDWR provide wildlife comments on the proposed heliport, specifically, information pertaining to the helicopter routes and recommended flight elevations. The conditional use permit for the proposed heliport would provide backcountry winter and summer recreational opportunities for a range of helicopter-served activities including: skiing, snowboarding, fishing, and mountain biking. The State provides the UDWR comments for your consideration.

The proposed heliport location occurs at 8,600' elevation, and is approximately 0.75 miles west of the Middle Fork Wildlife Management Area (MFWMA). The proposed flight paths into and out of the heliport do not cross the MFWMA. The ending destinations for both the winter and summer recreation opportunities are located within the Whisper Ridge recreational area of Cache County. During the winter months, the majority of big game animals will have migrated to lower elevations and should not be negatively impacted. During the spring and summer months, these same animals may be fawning or calving within the Powder Mountain Resort area, and in surrounding lands including the MFWMA and the Whisper Ridge area. Specific potential impacts to big game include, but are not necessarily limited to, those associated with noise, visual disturbance from the helicopters, displacement from winter range habitats, and stress-related mortality from the disturbance and harassment activities.

Wildlife Comments Re: Proposed Heliport at Powder Mountain Ski Resort

September 26, 2019

Page 2

To minimize potential impacts to wildlife, UDWR recommends that the conditional use permit include the following stipulations:

- Utilize the same flight paths every time the helicopters fly into and out of the heliport. This will allow animals to adjust to where the areas of disturbances occur, providing them the opportunity to avoid these areas.
- All flight routes should avoid crossing over the MFWMA, if possible.
- The flight elevation should be a minimum of 500' above the ground surface during regular travel. This elevation will reduce noise and visual disturbances to wildlife.
- Prohibition on helicopter low-level "sightseeing" activities which can disturb and harass wildlife, especially big game animals. Helicopter sightseeing activities may appear harmless, but when the helicopters fly low over large moose or herds of elk to provide photographic opportunities to clients or guests, this can cause extreme stress and loss of stored energy as animals react to the helicopters. Over time, if these types of flights repeatedly occur, animals may be harassed to such a level that they do not survive the winter. With reduced fitness, calving and fawning are expected to be less successful. If disturbed during severe winters, big game, particularly mule deer, run the risk of quickly depleting their critical energy reserves and subsequently dying of exhaustion or starvation in the spring.

The project proponent also should be made aware that these types of harassment activities, occurring via an airborne vehicle, are specifically prohibited by Utah Code 23-13-3 and 23-20-3. There is a basis for concern; previous heli-skiing operations within Ogden Valley were investigated for chasing wildlife and possible Utah Code violations.

UDWR appreciates the opportunity to provide comments on this proposal. Please contact Scott Walker (801-476-2776) or Pam Kramer (801-476-2775) in our Northern Region Office if additional information on this subject would be helpful.

Thank you for the opportunity to provide comment. Please direct any written questions regarding this correspondence to the Public Lands Policy Coordinating Office at the address below, or call to discuss any questions or concerns.

Sincerely,



Kathleen Clarke
Director

Rural Residential Development and Housing

Vision

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

Present and Future Conditions

Demographics

According to the 2017⁴ American Community Survey (ACS), Ogden Valley had an approximate population of 6,967-817 people in 2,384-433 households. Between 2000 and 2017⁴, Ogden Valley’s population grew 158% from 5,877 to 6,967-817, but the average household size declined from 3.2 to 2.6 (Table 2).

When this plan was first adopted in 2016, the 2014 ACS reported a valley population of 6,967, with a 2000 to 2014 population growth of 18%, and an average household size of 3.0 people per household. The decrease between the 2014 data and the 2017 date may be the result of significant margins of error due to the relatively small population size; however, it may be possible that the Ogden Valley has lost population since 2014, as generally corroborated by the continually decreasing household sizes over the last 17 years. A review of the annual rate of growth from the 2009 to 2017 ACS data suggested that despite the alleged decrease in population, there still remains a positive eight-year annual growth rate valley-wide of 0.88 percent. This is well below the Weber-County-wide annual growth rate of 1.24 percent over the same period.

Table 2: Household Trends

	2000	2014	Change
Population	5,877	6,967	18%
Total Households	1,842	2,384	29%
Average Household Size	3.18	3.00	-5%
Family Households (families)	1,525	1,875	22%
With Children under 18	787	774	-2%

¹ Community amenities include parks, trails, playgrounds, open space, recreation centers, courts, public golf courses, public art, etc.

Owner-occupied	1,630	2,055	47%
Renter-occupied	212	407	52%

26

27 During this period, the number of households with children under 18 declined, while the number of
 28 households with those over 65 increased. These trends suggest that Ogden Valley is developing as a
 29 lifestyle community with an
 30 aging population, and that
 31 young families are not moving
 32 to the Valley, are moving out
 33 of the Valley, or both. **As of**
 34 **2017**, Ogden Valley residences
 35 have an approximate vacancy
 36 rate of **51 percent; up five**
 37 **percent from 2014.46%**²
 38 compared with the rest of
 39 Weber County, at 8.6%, and
 40 all of Utah, at 10.4%. The
 41 difference is attributable to
 42 the growth in the number of
 43 resort and recreational
 44 residences, which are
 45 occupied only periodically.
 46 **Based on historical rates, the**
 47 **resident population of Ogden**
 48 **Valley is expected to double by 2032.**



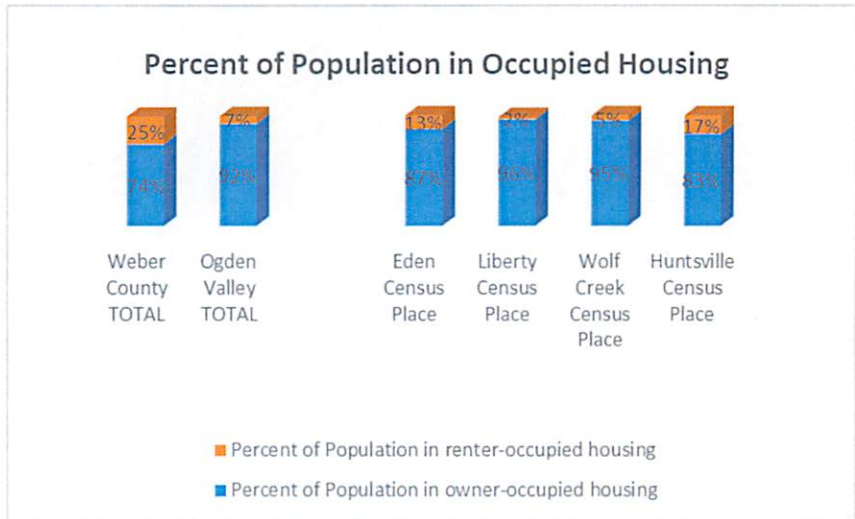
Total Population and Five Year Projection	Weber County TOTAL	Ogden Valley TOTAL	Eden Census Place	Liberty Census Place	Wolf Creek Census Place	Huntsville Census Place	Remainder Ogden Valley
2017 Population	244,101	6,817	725	1,427	1,138	732	2,795
2024 Projected Population	266,777	7,533	750	1,984	1,074	1,100	2,625

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

² U.S. Census Bureau, 2010-2017⁴ American Community Survey 5-Year Estimates

60 **Housing**

61 Ogden Valley residents desire the Valley to be a place where families can stay throughout their life time
62 and where a variety of housing types are available. Population growth and demographic trends
63 influence Ogden Valley’s
64 housing, jobs, transportation,
65 and services. While Ogden
66 Valley remains an attractive
67 bedroom community for
68 many working families, the
69 decreasing household size and
70 aging population suggest that
71 a greater proportion of the
72 Valley’s population will be
73 retired or part-time residents
74 in the future.



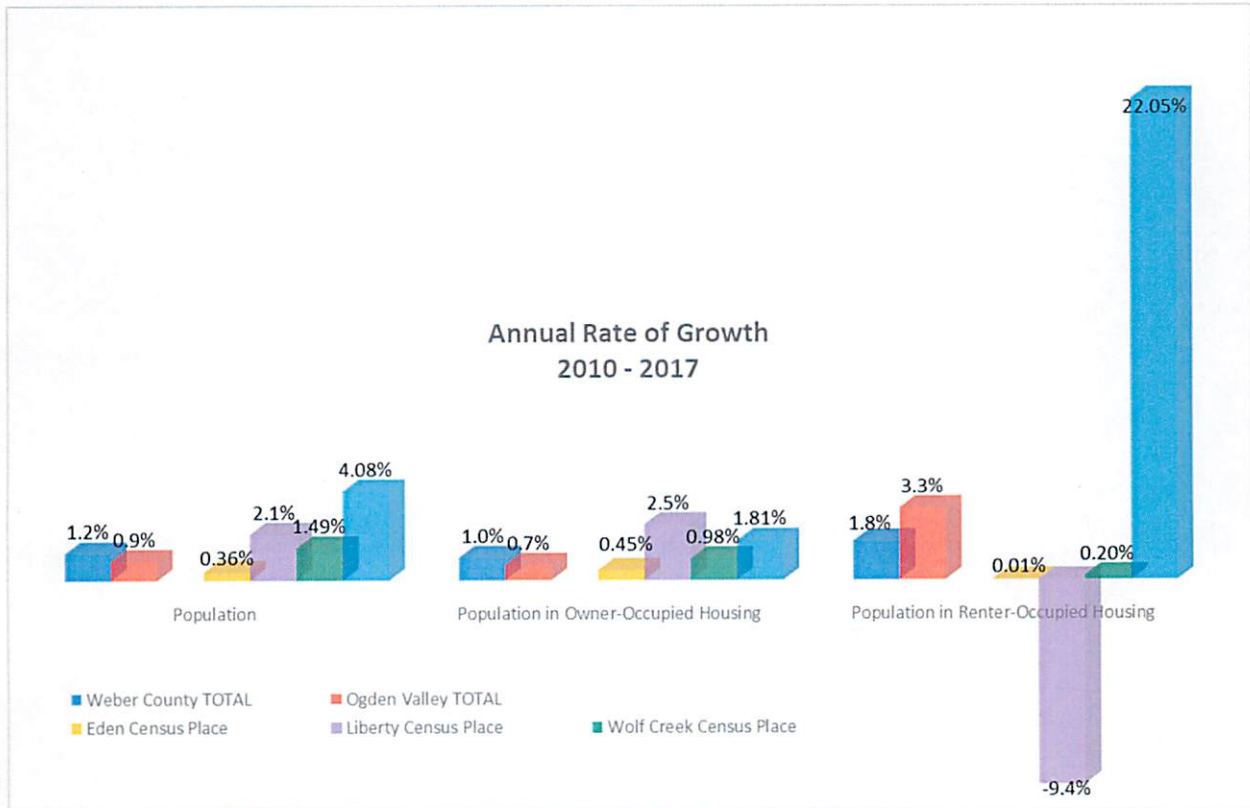
75 The median value of all
76 housing types in Ogden Valley in 2014 was \$312,300³. This is well above the state average of \$212,500
77 and the Weber County average of \$169,200.

78 Most of the residences in Ogden Valley are single-family detached homes rather than multifamily
79 condominiums or apartments. Nearly all the multifamily housing units are located in the resort areas of
80 Wolf Creek, Powder Mountain, and at the bottom of Old Snowbasin Road. Considering the relatively
81 small number of multifamily units and relatively high median price for a single-family home, there may
82 not be enough variety in housing types and prices to encourage young families to locate to Ogden Valley
83 and stay through their life.

84 Ogden Valley’s high residential vacancy rate indicates the trend toward more recreational and seasonal
85 homes in the Valley. The Airbnb and VRBO vacation rental websites (www.vrbo.com, www.airbnb.com)
86 currently list well over 100 vacation rental options in the Valley. Although nightly rentals are great for
87 bringing in tourism, they operate more like commercial lodging than residential housing and can create
88 conflicts in otherwise mainly full-time residential areas. The County restricts nightly rentals (a stay of
89 fewer than 30 nights) to identified zones in Ogden Valley. This principle requires robust enforcement
90 measures in order to effectively implement.

³ U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

91 Almost all of the housing in unincorporated Weber County is single-family residential, with the
 92 exception of resort-type condominiums in Ogden Valley and a few duplexes in the western part of the
 93 County. Both the Ogden Valley and West Central General Plans identify the need to preserve agricultural
 94 lands and open spaces. Resort projects in Ogden Valley are required to address the need for employee
 95 housing.



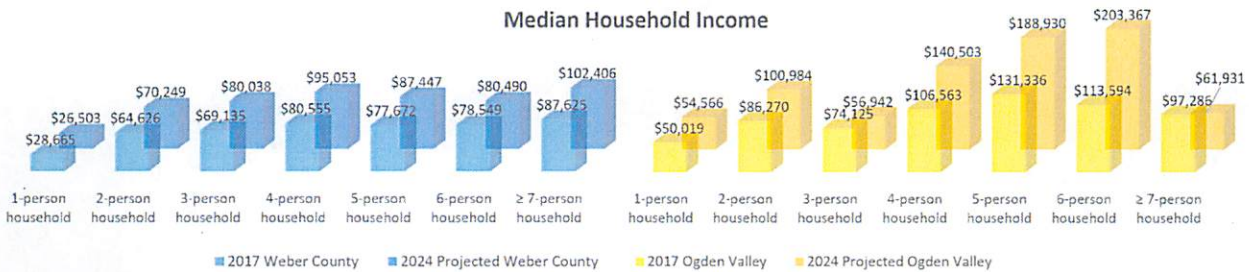
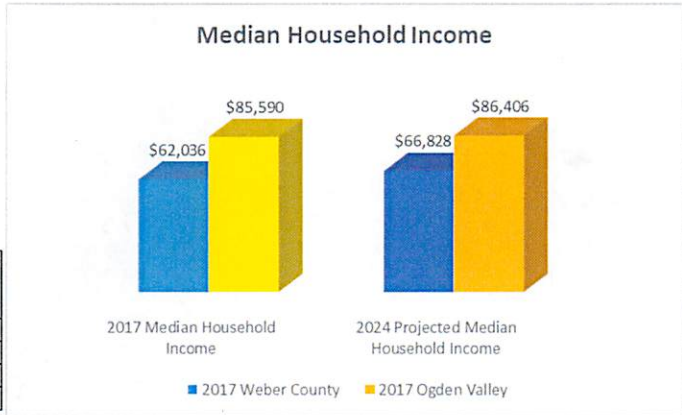
96 Ultimately, the economy will determine the types of housing products that the Ogden Valley market will
 97 support, but a move toward resort and planned development housing should be anticipated. Additional
 98 attached and multifamily housing options may be needed to allow young families to locate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

104 **Moderate-Income Housing**

105 In order to stimulate the growth of moderate income housing, State law requires the county to provide
 106 a moderate income housing plan as a component of a community’s general plan. Moderate income
 107 housing is housing that 80 percent of the area median income (AMI) can afford. The plan is required to
 108 estimate the need for moderate income housing over the next five years, and provide an update
 109 annually to accommodate for a five-year
 110 rolling timeframe.

111
 112 The Utah Department of Workforce Services
 113 has determined that AMI is calculated based
 114 on county-wide median income. According
 115 to the 2017 ACS, the median income for the

Weber County Area Median Income (AMI)	2017	30 Percent Monthly Income	2024 Projected	30 Percent Monthly Income
100% AMI	\$62,036	\$1,551	\$66,824	\$1,671
80% AMI	\$49,629	\$1,241	\$53,459	\$1,336
50% AMI	\$31,018	\$775	\$33,412	\$835
30% AMI	\$18,611	\$465	\$20,047	\$501

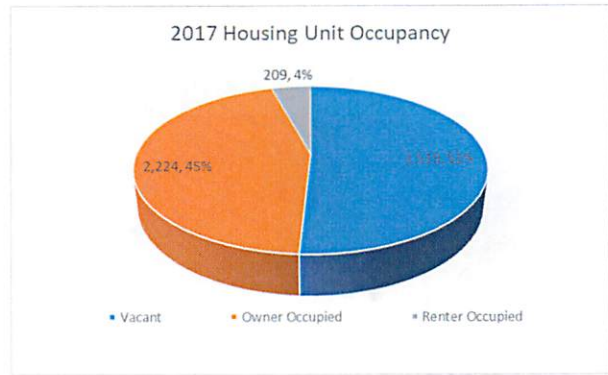


116 Ogden Valley was \$85,590 annually, more than \$20,000 more than the Weber County median income of
 117 \$62,036. The difference is the result of the lower incomes of inner city Ogden and immediately
 118 surrounding areas. This imposes a challenge on the Ogden Valley to provide for moderate income
 119 housing for the less wealthy incomes of households located in other communities. Given that the Ogden
 120 Valley residents expressed desire for a variety of housing for a variety of life-stages, creating goals that
 121 will encourage housing for the county-wide median income households will facilitate this desire. 80
 122 percent of the county-wide AMI is \$49,629 per year.

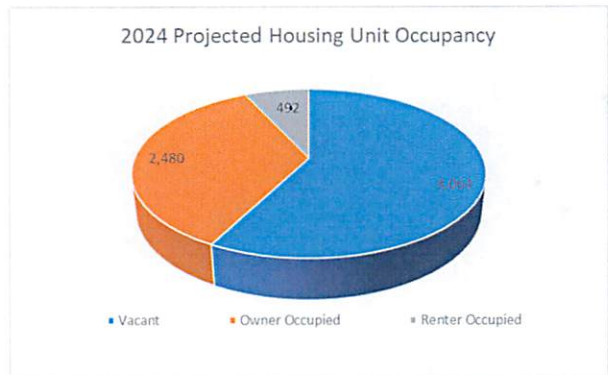
123
 124 The monthly housing burden should not exceed 30 percent of a household’s income. Using this
 125 percentage, the following table estimates the maximum monthly housing burden for households
 126 earning 100 percent, 80 percent, 50 percent, and 30 percent of the county-wide AMI. The most a
 127 household earning 80 percent AMI can afford is \$1,241 per month in housing costs.

128
 129 **Renting**

130 In 2017, the median monthly housing cost for
 131 renters in Ogden Valley was approximately 28.0
 132 percent of the household's monthly income. By
 133 2024, if current trends hold, a renter's monthly
 134 burden is expected to increase to 56.1 percent. This
 135 will make renting in Ogden Valley unaffordable.



136
 137 There were 209 households in renter-occupied
 138 housing units in the Ogden Valley, with an
 139 additional 63 vacant units available for rent. The
 140 median gross rent was approximately \$856 per
 141 month. This may provide an affordable rental
 142 housing market, but the percent of rental-occupied
 143 units only comprised four percent of the valley's
 144 total housing stock.



145 **Owning**

146 In 2017, the median monthly housing cost for
 147 owners in the Ogden Valley was approximately 25.7
 148 percent of the household's monthly income. By
 149 2024, an owner's monthly burden is expected to
 150 drop to 20.2 percent, following a similar county-
 151 wide drop in owner-occupied monthly housing
 152 expenses.

153
 154
 155 In terms of mortgage costs, \$1,241 per month could
 156 purchase a home valued at approximately \$260,000
 157 (supposing a 30-year traditional loan with 20
 158 percent down payment and the current (2019) area
 159 interest rate of 4 percent). Based on the Weber
 160 County Assessor's Office's assessed market value, there are currently XXX housing units valued at or
 161 below \$260,000 in the Ogden Valley. (Need Map)

Median Monthly Housing Costs	2017	Annual Growth Rate	2024 Projection
Units with a mortgage	\$1,285	-0.17%	\$1,270
Median gross rent	\$825	2.17%	\$966

162
 163 **Estimated Need**

164 In 2017, XX percent of Weber County households were at or below the 80 percent AMI threshold. By
 165 2024, this is expected to decrease by XX percent, to XX percent. If applying these percentages to the
 166 Ogden Valley for the projected 2024 households, this hypothetically results in XX households being at or
 167 below 80 percent of the county-wide AMI. However unlikely, applying this hypothetical will assist in
 168 planning for a sufficient supply of moderate income housing.

169
 170 A significant barrier to providing for moderate income housing is the existing zoning standard in most
 171 residential areas of one dwelling unit per three acres or greater. The land values, alone, contribute to
 172 unaffordability. Opportunities should be pursued to enable smaller lot sizes in these areas without
 173 contributing to valley-wide density. Pursuing smaller land/housing options in village centers will also
 174 help.

175
 176 Over the next five years, Weber County will need to encourage that, at a minimum, one-quarter of all
 177 housing units built in the Ogden Valley are affordable for moderate income households.

178
179
180 ~~The housing in unincorporated Weber County is less affordable than housing in incorporated areas of~~
181 ~~the County. Only 16% of existing sales in the unincorporated County were affordable to moderate-~~
182 ~~income households. Therefore, the need for a proactive affordable housing planning is higher in~~
183 ~~unincorporated areas than in many of the County's municipal jurisdictions; however, this is not unusual~~
184 ~~for the mostly rural areas. It makes for a unique circumstance where there are few areas that can~~
185 ~~support this type of development. Over the next 5 years, Weber County will need to encourage that, at~~
186 ~~minimum, one quarter of all units built in the unincorporated areas be affordable for low- and~~
187 ~~moderate-income households. Almost all of the housing in unincorporated Weber County is single-~~
188 ~~family residential, with the exception of resort type condominiums in Ogden Valley and a few duplexes~~
189 ~~in the western part of the County. Both the Ogden Valley and West Central General Plans identify the~~
190 ~~need to preserve agricultural lands and open spaces. Resort projects in Ogden Valley are required to~~
191 ~~address the need for employee housing.~~

192

193

194 **Goals, Principles, and Implementation**

195

196 **Residential Development Goal 1: A goal of Weber County is to provide housing choices in**
197 **neighborhoods that will allow residents with a variety of incomes and at different stages of life to live**
198 **in Ogden Valley.**

199 Residential Development Principle 1.1: Encourage residential development projects to
200 incorporate a mix of housing sizes, types, and prices.

201 Residential Development Implementation 1.1.1: Revise Cluster Subdivision and PRUD
202 ordinances to require a variety of housing types in developments projects larger than
203 ~~{establish the unit size by ordinance}10 acres. Monitor this e ordinance established~~
204 number and price variability in development projects to determine whether it is either
205 overly burdensome on the development community or impractical in achieving the
206 desired outcome of a mix of available housing types and price ranges, and adjust the
207 unit threshold as necessary.

208 Residential Development Principle 1.2: Manage accessory dwelling units (ADUs) to allow for
209 affordable housing opportunities without increasing the overall impact of residential
210 development in Ogden Valley. Require one development unit for each authorized ADU.

211 Residential Development Implementation 1.2.1: Review current County ordinances
212 regarding ADUs to refine standards and establish measures for how ADUs are accounted
213 for in overall zoning. Use TDR's to transfer density from open spaces into backyard
214 ADU's.

215 **Residential Development Goal 2: A goal of Weber County is to pursue additional programs that better**
216 **capture property tax obligations for properties in Ogden Valley.**

217 Residential Development Principle 2.1: Ensure that all properties in Ogden Valley are taxed at
218 their legal taxable value.

219 Residential Development Implementation 2.1.1: Implement a program to determine the
220 primary or secondary status of residential properties in Ogden Valley to ensure
221 equitable collection of property taxes for all taxing entities.

222 Residential Development Implementation 2.1.2: Implement a program to ensure that all
223 land designated agricultural is properly classified to ensure equitable collection of
224 property taxes for all taxing entities.

225 Residential Development Implementation 2.1.3: Review/revise Weber County Land Use
226 code to address vacation rental taxes.

227 **Residential Development Goal 3: A goal of Weber County is to protect air quality in the Ogden Valley**
228 **study area.**

229 Residential Development Principle 3.1: Encourage new residential development to employ
230 energy and sustainability standards that reduce energy demand for heating and cooling and
231 result in fewer air emissions.

232 Residential Development Implementation 3.1.1: Consider establishing incentives for
233 new residential development to meet higher energy and sustainability building
234 standards and techniques to reduce energy demand and resulting air emissions.

235 **Moderate-Income Housing Goal 1: A goal of Weber County is to support affordable homeownership**
236 **and rental housing opportunities in Ogden Valley, and maintain the quality of existing single-family**
237 **housing stock.**

238 Moderate-Income Housing Principle 1.1: Facilitate mix of housing types in new construction in
239 keeping with neighborhood design standards and community sustainability.

240 Moderate-Income Housing Implementation 1.1.1: Support the Weber Housing
241 Authority's role in developing mixed-use housing projects resulting in additional housing
242 opportunities; where mixed-use development occurs, provide a variety of housing
243 types; require resorts to comply with the Destination and Recreation Resort Zone
244 provisions to establish a seasonal workforce housing plan and provide appropriate

245 numbers of housing for employees; and investigate the potential for adding accessory
246 dwelling units as an allowed use in the zoning ordinance.

247 Moderate-Income Implementation 1.1.2: Develop cluster ordinances that will allow for
248 mixed housing types in compact areas consistent with village area locations on Map 6
249 and pursuant to small area plans referenced in Commercial Development
250 Implementation 1.1.1.

251 Moderate Income Housing Implementation 1.1.3: Encourage the development of low-
252 to moderate-income housing within or near established cities, towns and village areas in
253 order to protect agricultural lands and provide open spaces within the unincorporated
254 areas of Weber County.

255 Moderate-Income Housing Principle 1.2: Maintain the quality of existing single-family housing
256 stock in Ogden Valley.

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

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

265 Moderate-Income Housing Principle 1.3: Track land use and housing and the transition of land
266 uses in Ogden Valley.

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

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

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

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