



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

REGULAR PLANNING BOARD MEETING AGENDA & WORK SESSION
January 03, 2012
5:00 p.m.

Pledge of Allegiance

Roll Call

1. Minutes:

- 1-1. Approval of the November 22, 2011 meeting minutes

2. Regular Agenda Items:

- 2-1. Election of Chair and Vice Chair for 2012
2-2. CUP 2011-07 Consideration and action on a conditional use application for a Digis wireless internet transmission site located on top of the water storage tank within The Legends at Hawkins Creek
2-3. Information: APA Conference in LA
2-4. Information: 2012 Meeting Schedule and Member Information List

3. Public Comments:

4. Planning Commissioner's Remarks:

5. Staff Communications:

- 5-1. Planning Director's Report
5-2. Legal Counsel's Remarks

Adjourn to convene a Work Session

- W1.** Annual Review of the General Plan

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



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

Minutes of the Ogden Valley Planning Commission held November 22, 2011 commencing at 5:00 p.m. in Room 312 of the Weber Center, 2380 Washington Blvd., Ogden UT

Members Present:

Greg Graves, Vice Chair

Pen Hollist

John Howell

Dennis Montgomery

Laura Warburton

1. Minutes

Approval of the October 25, 2011 regular meeting and November 1, 2011 work session minutes
Vice Chair Graves declared the October 25, 2011 and the November 11, 2011 minutes approved as presented.

2. Regular Agenda Items

2.1 ZP 2011-02 Discussion and action on amendments to the Weber County Zoning Ordinance regarding Ogden Valley heliport regulations; Chapter 1 (General Provisions) Section 6 (Definitions) Chapter 8 Forest Zones, F-5, F-10, and F-40, Chapter 18-B (Commercial Valley Zones CV-1 and CV-2) and Chapter 44 (Ogden Valley Destination and Recreation Resort Zone DRR-1)

Sean Wilkinson indicated that an application was filed to remove heliport from the CV-2 Zone. Several work sessions have been held to discuss the ordinance amendments. Regarding the change to chapter 1, definitions, at our last discussion the difference of heliport and helistop was discussed. Staff's recommendation is to include the word heliport instead of heliport. Commissioner Hollist asked Mr. Wilkinson the reason for this recommendation and Sean Wilkinson stated that it allows for more flexibility. Commissioner Montgomery said you could also use a heliport as a helistop.

Commissioner Graves indicated that these are things that you would expect a resort to have if there is a heliport there. Commissioner Hollist indicated the heliport would include refueling, a hanger, and other things necessary for a mini airport. Commissioner Hollist said these facilities are available seven minutes away at the Hinckley airport. Commissioner Howell indicated that a resort would not have to include such facilities, but they would have that flexibility. Commissioner Graves said when a resort includes such facilities; the Planning Commission would see a site plan, etc.

Staff is proposing to add heliport as a conditional use to the F-40 Zone and recommending that the airport designation be removed so that it could be discussed at a future work session. A heliport is for commercial operations, but it is not for general aviation. A heliport must be located on a single parcel of record, which is not less than 40 acres in area. Commissioner Warburton would like that distinction included in the definition.

Staff proposes that private use heliports/helistops be allowed as a conditional use in the F-40 Zone, subject to the following standards:

1. A heliport/helistop must be located on a single parcel of record that is not less than 40 acres in area.
2. A heliport/helistop must be located at an elevation of at least 6,200 feet above sea level.
3. A heliport/helistop 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/helistop 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/helistop landing surface must be dust-proof and free from obstructions.
5. Prior to issuance of a conditional use permit for a private use heliport/helistop, written approval from the Federal Aviation Administration (FAA) is required, if necessary.

A discussion was held regarding a 200 ft. minimum setback from any property line and noise abatement. Commissioner Warburton indicated that when she believes there is a psychological impact to the helicopter noise. Commissioner Howell stated that if it was linear and increased it to 300 ft. you wouldn't really drop the decibel level. Mr. Wilkinson indicated that the 200 ft. setback is a minimum standard and staff would not set a decibel level maximum, as it would be difficult to enforce.

Steve Clarke indicated that he agrees that the sound levels issue is confusing and he concurs that a decibel level component would not be necessary.

MOTION: Commissioner Warburton moved to recommend for approval of ZP 2011-02 amendments to the Weber County Zoning Ordinance regarding Ogden Valley heliport regulations; Chapter 1 (General Provisions) Section 6 (Definitions) Chapter 8 Forest Zones, F-5, F-10, and F-40, Chapter 18-B (Commercial Valley Zones CV-1 and CV-2) and Chapter 44 (Ogden Valley Destination and Recreation Resort Zone DRR-1) with the addition of definition to explain that personal use includes business use but not general aviation. Commissioner Howell seconded the motion. A vote was taken. Motion Carried 5-0.

Lee Schussman and Dave Holmstrom who submitted the application and spearheaded the public comments were recognized and thanked. Mr. Schussman indicated that he believes it was a great process and believes it will work.

2.2 STA 2011-02 Discussion and action on an amendment to Chapter 4 (Subdivision Improvements Required) of the Weber County Subdivision Ordinance.

Sean Wilkinson summarized the proposed amendments to chapter 4 mainly to clean up the language for clarity.

Commissioner Howell indicated that when they include the word applicant, it better clarifies. Commissioner Graves said on 4-6.7 second line should read – shall not be considered for approval.

Commissioner Hollist asked Mr. Wilkinson to explain the "as-built." In the 4th Paragraph. Sean Wilkinson indicated that they require the Engineer to provide the as-built drawings and have been successful.

Commissioner Howell indicated who inspects to see that the asphalt is done. The County Engineering staff inspects the asphalt as it is being done and will inspect it as changes are made.

Commissioner Warburton indicated she would like to have a complete streets ordinance but realizes it is a topic for a future discussion.

Steve Clarke said on 4.3.2a regarding sewer plants and the new trunk lines. The solution in his mind would be to modify the verbiage to read "The new trunk lines shall be designed with sufficient capacity to serve the portion of the drainage planned for high density multiple use development or residential development on less than three acres . Mr. Clarke said he would appeal to them to be careful leaving the present language in the ordinance.

MOTION: Commissioner Warburton moved to table STA 2011-01 until they can get further information regarding the sewer issue until next month. Commissioner Montgomery seconded the motion

DISCUSSION: Commissioner Graves said he believes, "entire drainage area" is the words that cause general concern. If it said "a specific sewage area" or something like that, then that changes the connotation to not include everything upstream necessarily. Steve Clarke said that he understands what Vice Chair Graves is trying to achieve but he believes until the General Plan language is updated, they need to be very careful. Commissioner Hollist said he believes another set of words are appropriate. Vice Chair Graves asked what language would be appropriate.

Rob Scott indicated that it is appropriate to table the issue for further study.

VOTE: 5-0 Motion carried.

2.3 Submitting Information to a Planning Commission Policy

Rob Scott indicated that the question is how should that information best come to the Planning Commission.

Legal Counsel, Monette Hurtado, suggested that the title be changed from Testimony to Public Comment Policy. The words testify will also be replaced.

The members suggested that staff could send an email when the packet is mailed out and when the packet is online.

Commissioner Howell indicated that at the Fall APA Conference was that it was important for government to be transparent.

Chris indicated that there is no specific law regarding digital signature. As long as there is a good description to who it is coming from such as Name, Address, Phone Number, and email that should be sufficient.

Commissioner Hollist indicated that in another venue, he was informed by legal counsel, that email messages almost have the weight of a contract. Steve Clarke asked if this means that he is not able to address the policy issue that is being discussed. Little information is available to the public and he suggests every opportunity to receive public input is essential. If it comes in on the day of the Planning Commission meeting in the premeeting without analysis, then the members at least would be aware that comment was submitted.. He does not know eight days in advance that an item would be on the agenda. It is penalty enough submitting at the last meeting without that input being rejected. He does not know the method to digitally sign an email signature. He believes the public's input should be sought in this matter. He believes every method to receive public input should be adopted.

Ron Gleason asked to keep it as simple as possible. He believes the Miradi system could be used to facilitate this. Regarding Agenda Item 2.1, he indicated that many of these activities are going on in the Ogden Valley today. He does not believe that it is a high priority to open up the use to regulate the use of a private aircraft in the Ogden Valley today. An aircraft is another piece of recreation equipment. He would hope that the Planning Commission has higher priorities than to regulate private use on private property.

Commissioner Warburton indicated that she likes the idea of allowing emails up to the last minute with the caveat that it would not be reviewed.

5.

5-1. Planning Commission

Regarding ExParte communication would like to better define and Commissioners regarding administrative communications...

Legislative decisions are not quasi-judicial

5-2. Legal Counsel Remarks

Chris Allred has been asked to keep the Planning Commission informed of the elk cutting and package situation in the Ogden Valley. The representation was that elk are domestic elk and characterized as livestock in the State of Utah. Staff issued a land use permit after determining that cutting and packaging of that meat was consistent with agricultural use. Some neighbors took issue with that and appealed to the Board of Adjustment but before action was taken and neighbors asked the State Property Rights Ombudsman for an opinion. Mr. Allred summarized Brent Bateman's remarks and indicated that As ordinance language is readily found to support the county's interpretation of its own ordinance, the County staff is the landuse authority to issue permits for permitted uses in

the zone and that meat cutting and ancillary to farming is permitted in the AV-3 Zone, the county's interpretation of those ordinances is correct and accordingly not illegal. However, the county ordinance language as it presently stands prohibits certain agricultural industry or business in the AV-3 Zone. The business undertaken by the landowners is inescapably of that type and prohibited in the zone. The Ombudsman's opinion is a type of use being handled while it can logically be considered agriculture, he relied on the definition of agriculture, which specifically excludes certain types of businesses or industries. His conclusion is that what was going on there was more in the nature of those types of things that are prohibited. Brent Bateman was the Ombudsman and his opinion is not binding and cannot be presented as evidence to district court.

The county is going to take the position that they will conport with the Ombudsman opinion. Planning will send a letter rescinding the land use permit. Rob Scott indicated that they were not operating today.

There Being No Further Business, the meeting was adjourned at 7:01 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Commission

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Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Commission



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use application for a Digis wireless internet transmission site located on top of the water storage tank within The Legends at Hawkins Creek

Agenda Date: Tuesday, January 03, 2012

Applicant: Dennis Watt, agent for Digis

File Number: CUP 2011-07

Property Information

Approximate Address: The Legends at Hawkins Creek water storage tank

Project Area: 18 Acres

Zoning: Forest Valley 3 Zone (FV-3)

Existing Land Use: Common Area "E" within the Legends at Hawkins Creek

Proposed Land Use: Digis wireless internet transmission site

Parcel ID: 20-102-0043

Township, Range, Section: T6N, R1E, Section 24

Adjacent Land Use

North: Residential	South: Common Area
East: Residential	West: Common Area

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 12-B (FV-3 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)

Background

The applicant is requesting approval of a conditional use permit for a Digis wireless internet transmission site. Although this site is small (approximately 56 square feet and 10 feet tall) it falls in the same category as a cellular tower, which is considered a public utility substation. The FV-3 Zone allows a "public utility substation" as a conditional use. This transmission site is located on top of the water storage tank within the Legends at Hawkins Creek. The location was chosen because it is high above the valley floor and provides adequate visual line of site, which is required for the wireless transmission to work properly. This site will allow Digis to provide better wireless internet service to its customers in the Ogden Valley. The applicant has a current lease agreement with the Legends at Hawkins Creek Home Owners Association (HOA) and the conditional use application was signed by its managing member.

The site consists of a steel frame (weighed down by cinder blocks), four short antennas, two transmission dishes, a control cabinet, and an electrical hookup. The antennas are approximately 10 feet tall as measured from the top of the water tank. The site is not visible when viewed from the valley floor, but the applicant has agreed to camouflage the white transmission dishes as a precaution. This can be done easily with paint, but it must be done when the temperature is warm enough for the paint to adhere properly. There are no lights associated with this transmission site.

The water tank site has existing landscaping that was approved by the Planning Commission in 2007; however, several of the existing trees have died and need to be replaced. While this is not the applicant's property, the landscaping needs to be replaced by the HOA or an escrow must be provided for their replacement. Staff recommends that an analysis of the landscaping be completed in June 2012 to verify what needs to be replaced. Once the analysis has been completed, the HOA will have until the end of July 2012 to replace the trees or establish an escrow for their replacement. If this does not

occur, the conditional use permit for the Digis transmission site will be placed on a Planning Commission agenda for revocation.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need 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 Digis transmission site 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.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The site is remote so the transmission site will have minimal negative impacts from noise, dust, vibration, etc. There are no lights associated with this site and the antennas are only approximately 10 feet tall. In addition, the white transmission dishes will be painted camouflage to further disguise the site.
2. The FV-3 Zone allows a "public utility substation" as a conditional use and the site meets all setback and height regulations. The conditions, including the landscaping requirements mentioned above, established by the applicable review agencies must be complied with in order for this conditional use permit to be granted.

Conformance to the General Plan

As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Planning Division
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- The transmission towers must be painted camouflage
- The dead landscaping must be replaced as mentioned above

Staff Recommendation

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

- The proposed use is allowed in the FV-3 Zone and meets the appropriate site development standards
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished

Exhibits

- A. Applicants response to criteria
- B. Transmission site structural plans
- C. Pictures of existing site
- D. Approved water tank landscape plan

Map 1



Exhibit A

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

Questions From 22C4:

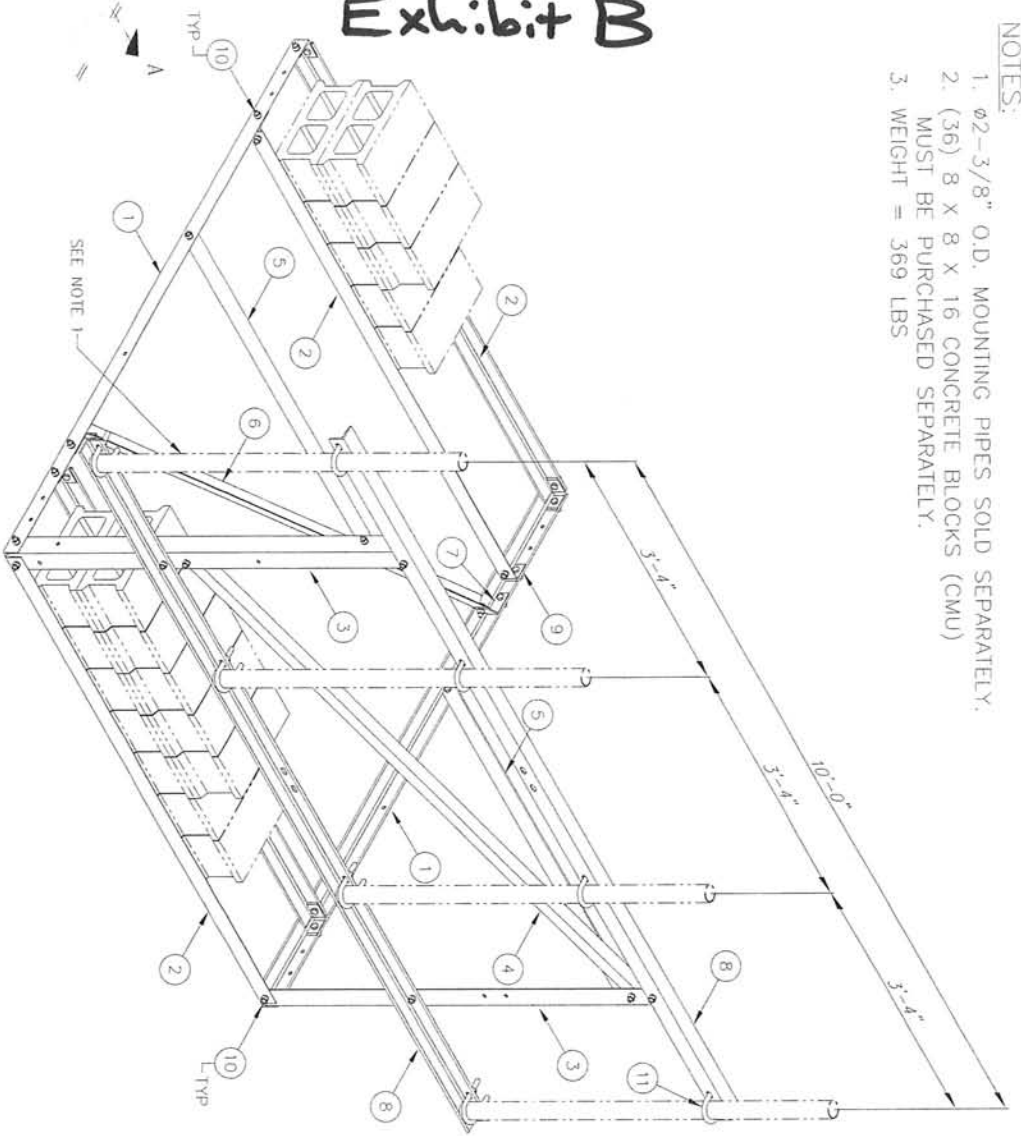
1- This site will have no detrimental affect on the surroundings or the community, there are no lights, noise, odors, vibration, dust, smoke.

2- Per Digis's interpretation of the requirements for a conditional use permit we meet the criteria.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Exhibit B

- NOTES:
1. $\phi 2-3/8"$ O.D. MOUNTING PIPES SOLD SEPARATELY.
 2. (36) 8 X 8 X 16 CONCRETE BLOCKS (CMU) MUST BE PURCHASED SEPARATELY.
 3. WEIGHT = 369 LBS



ISOMETRIC VIEW

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 OTHERWISE SPECIFIED.
 ANGLES: 45°
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CC	02/16/10	
REGION	SCALE	DESCRIPTION
A	1 OF 2	Non-Penetrating Roof Frame, 10'-6" (3.2m) pipe mounts not included
	DATE	
	3/14/1	

ITEM	DESCRIPTION	QTY
1	ANGLE, SIDE	2
2	ANGLE, BALLAST	4
3	ANGLE, FRONT	2
4	ANGLE, FRONT DIAGONAL	1
5	ANGLE, SIDE DIAGONAL	2
6	ANGLE, BOTTOM DIAGONAL	1
7	BENT PLATE	2
8	ANGLE, PIPE MOUNT 10'	2
9	ANGLE, CORNER	6
10	1/2" X 1-1/2" GALV BOLT KIT (A325)	30
11	5/8 X 2-1/2" X 4" GALV U-BOLT KIT	8

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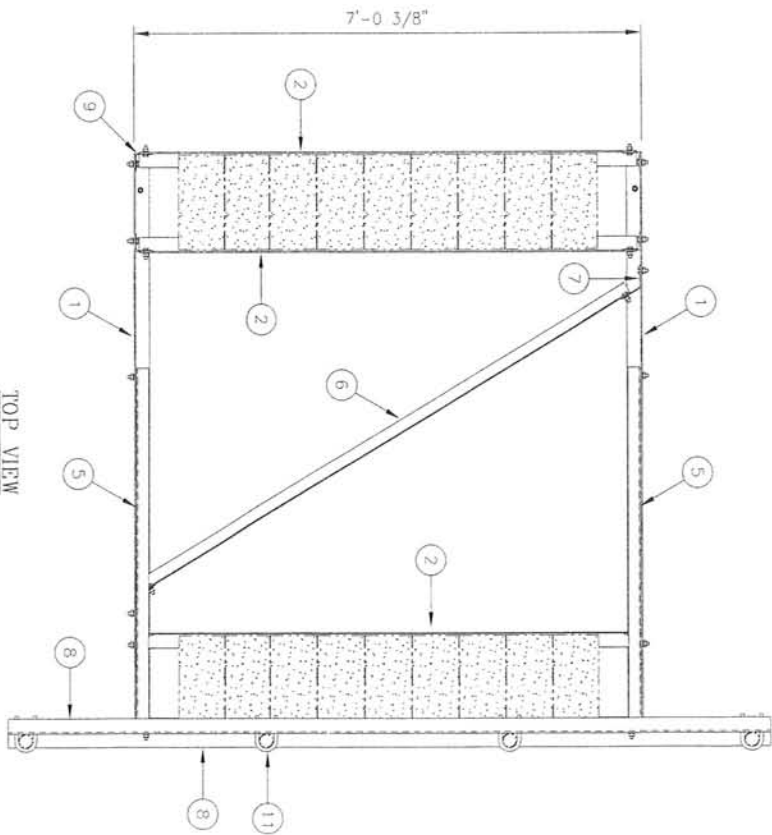
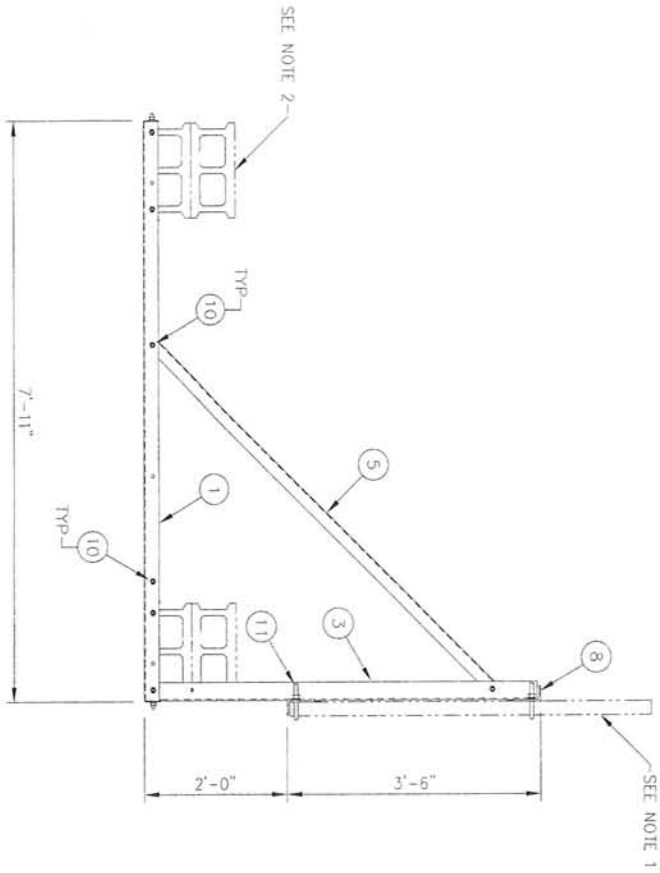
WS-NPRF10-R

313141

REV.	ECO	INITIAL RELEASE	BY	DATE
A	MTW		ACG	02/16/10

DO NOT SCALE THIS PRINT

REVISIONS		BY	DATE
REV.	DESCRIPTION	ACC	
A	ECO INITIAL RELEASE	ACC	02/16/10



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 XXX = ±.010 FRACTIONS ±1/32
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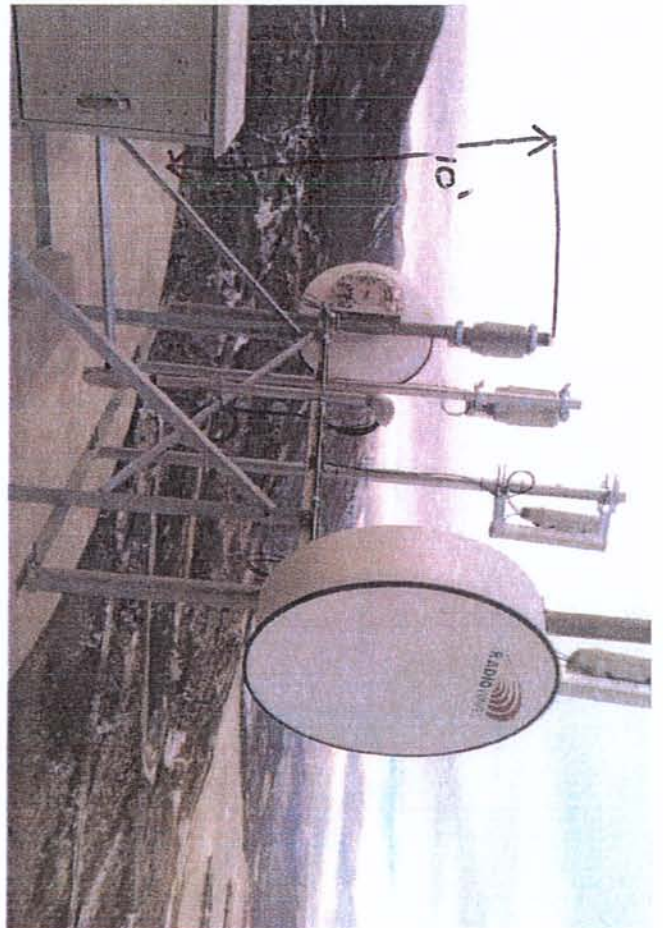
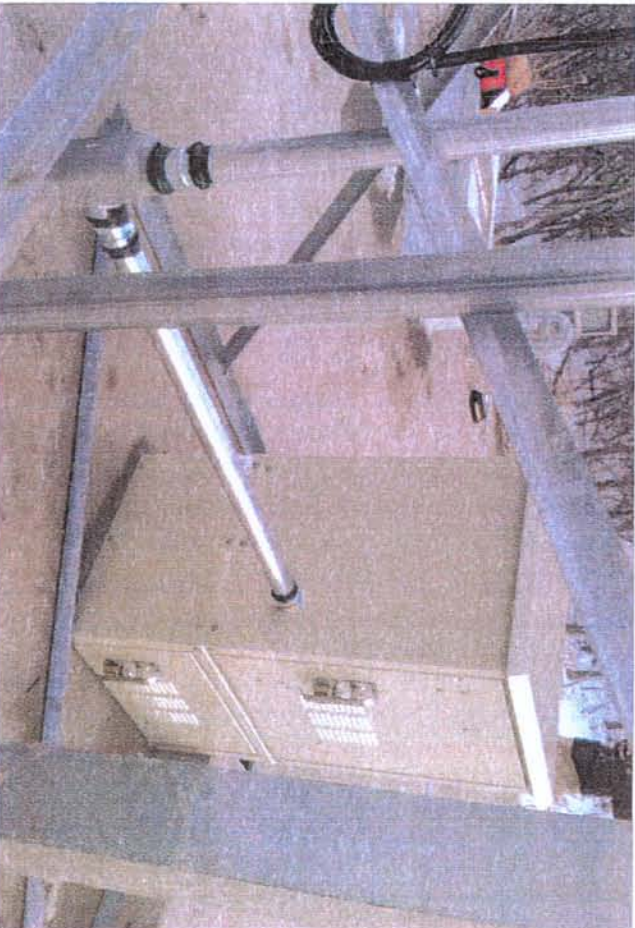
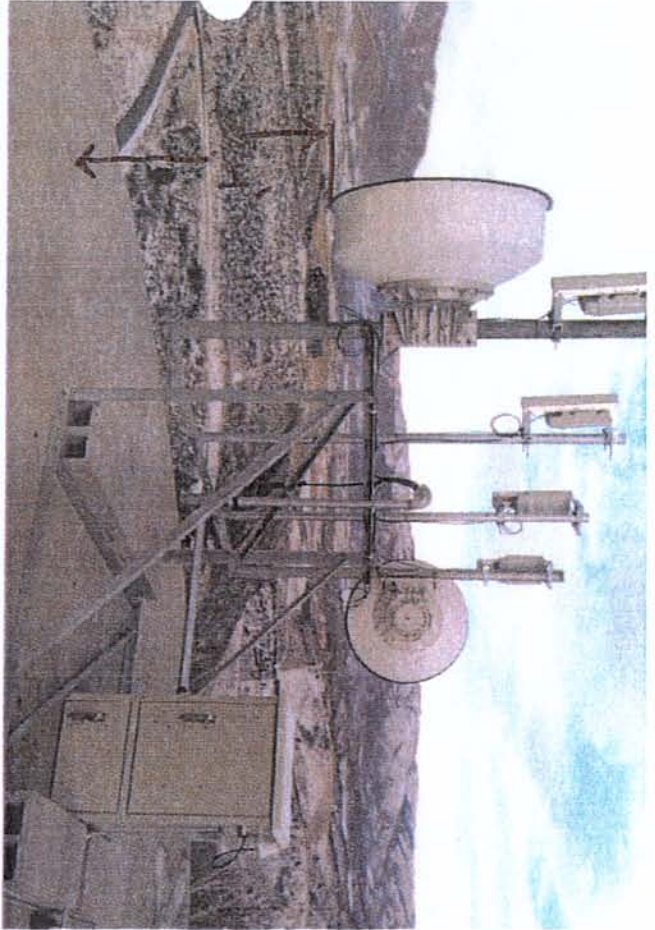
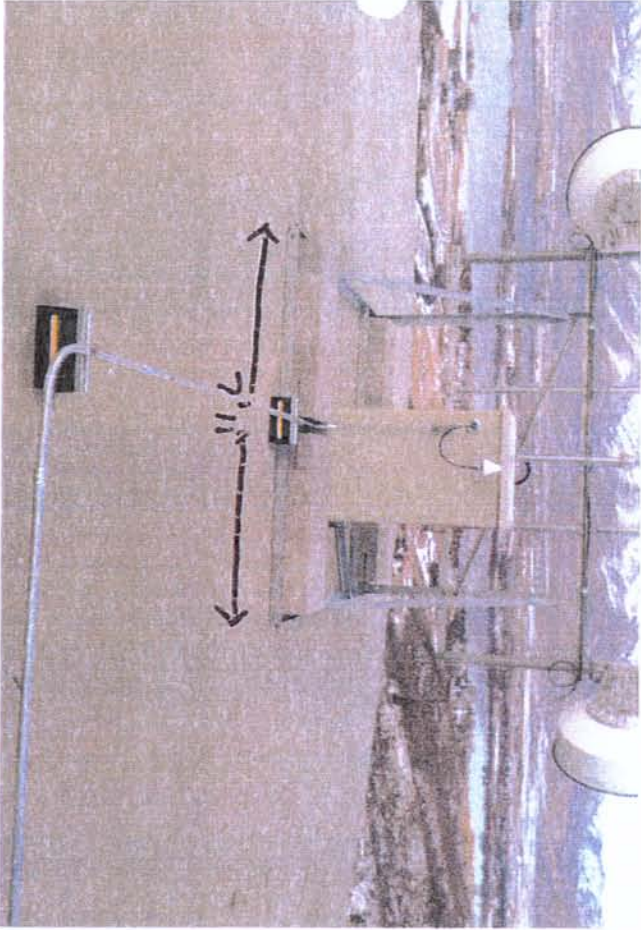
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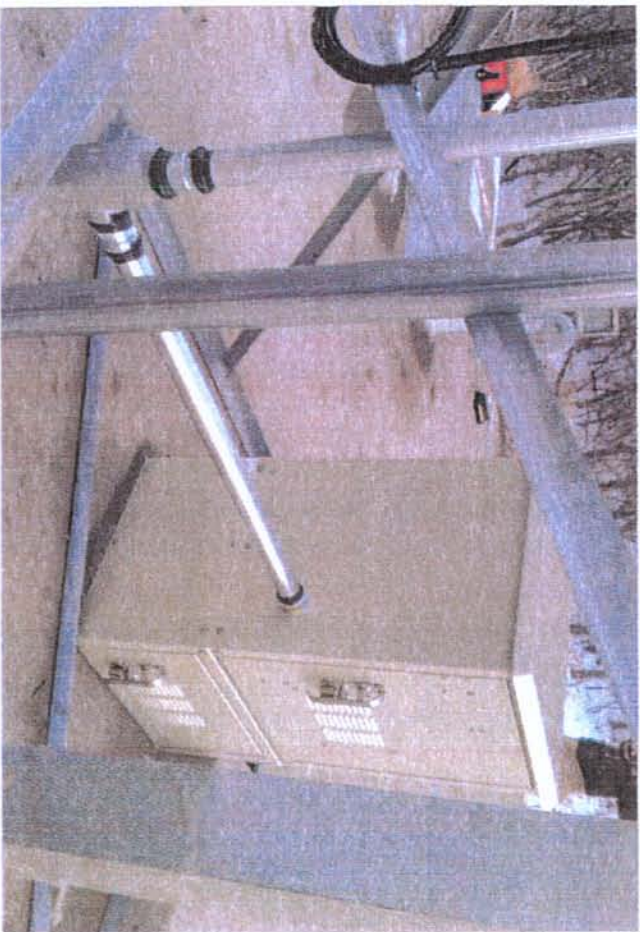
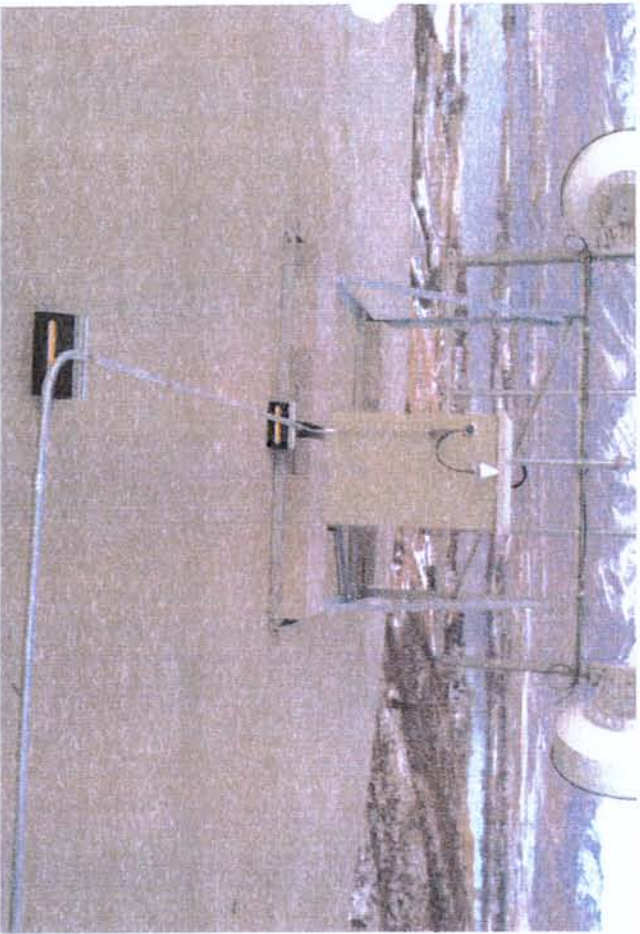
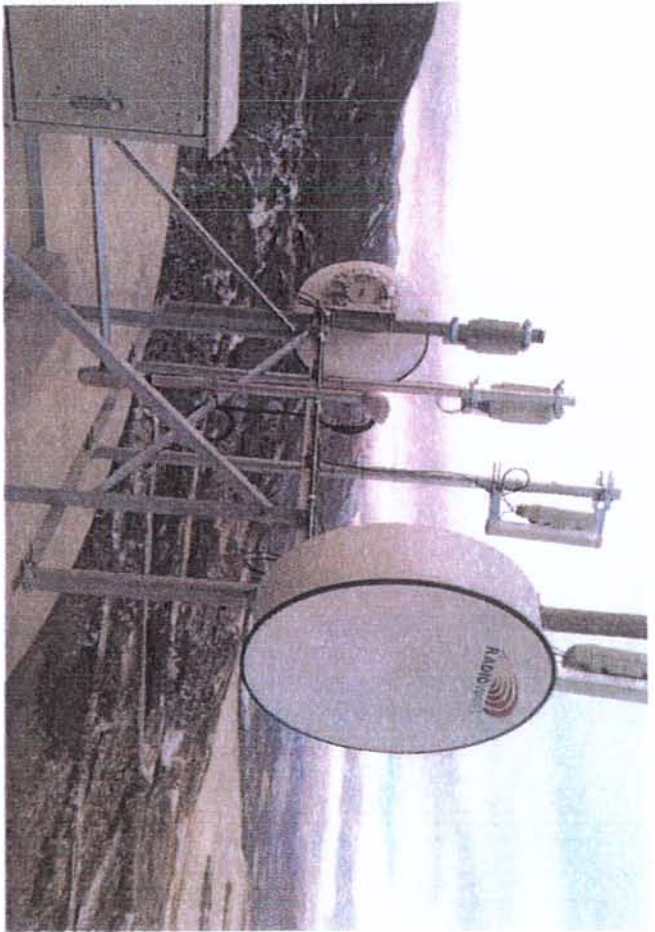
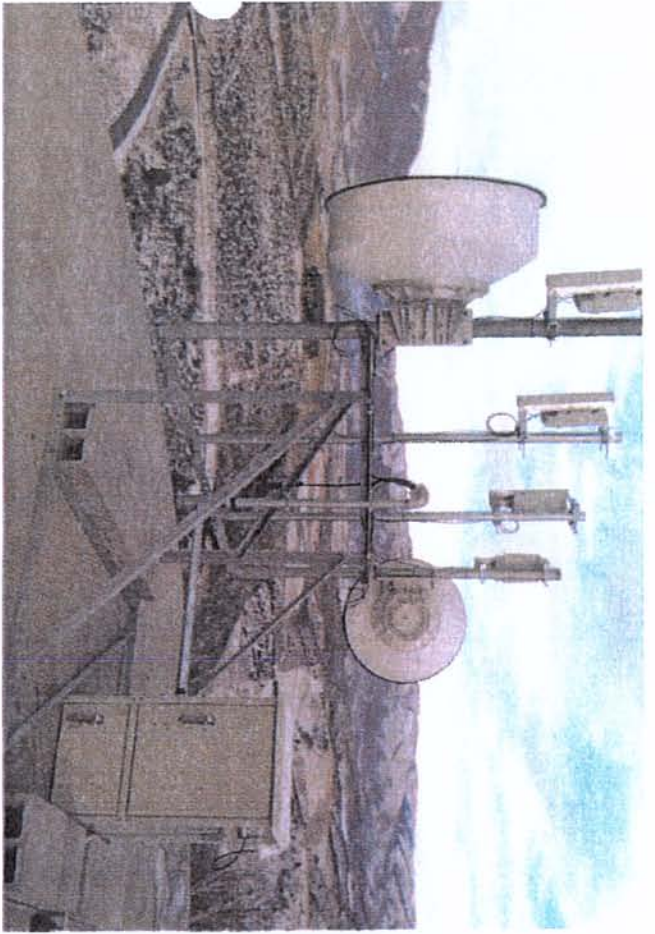
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DATE	Galv A123

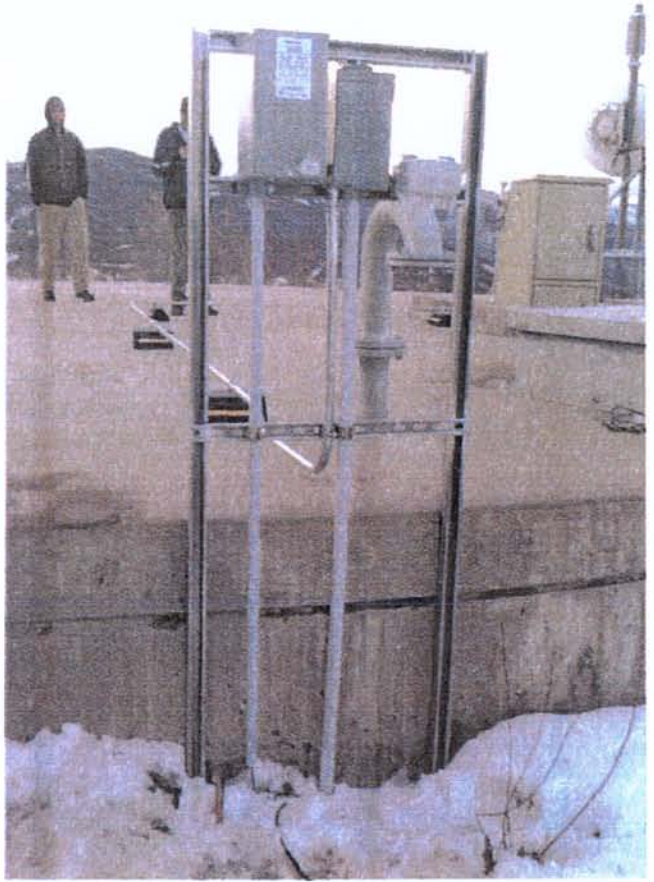
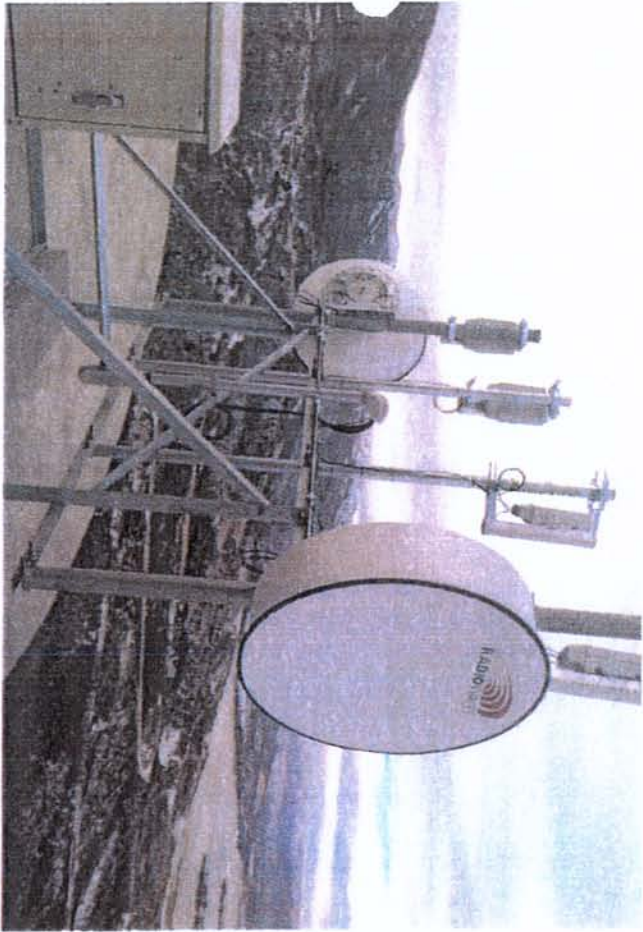
PROJECT NUMBER	WS-NPRF10-R
DESCRIPTION	Non-Penetrating Roof Frame, 10'-6" (3.2m)
ASSEMBLY TYPE	Assembly Drawing
DRAWING NUMBER	313141



Exhibit C









Weber County Planning Division

Date: December 27, 2011
To: Ogden Valley Commission
From: Jim Gentry
Subject: 2011 General Plan Review

At the request of both the Western Weber and Ogden Valley Planning Commissions, a yearly update of the West Central Weber County General Plan and the Ogden Valley General Plan is to be presented to the Planning Commissions. Therefore, the attached summary was prepared identifying the work to date. This document highlights policy discussions and ordinance development that occurred during 2011.

2011 General Plan Update

In 1998, the General Plan for the Ogden Valley was adopted and in 2005, the Recreation Element of the General Plan was adopted. In 2003, the General Plan for West Central Weber County was adopted. A general plan is the policy of acceptable land uses in each jurisdiction. Each county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. The General Plan is the foundation for establishing goals, policies, zoning, and activities allowed on each land parcel to provide compatibility and continuity to the unincorporated county as well as each individual neighborhood. Once policy direction is established, ordinances are then created that turns the policy into law.

This is the yearly update on the progress of implementing the key issues identified by the community during the process of completing the General Plan. Attached is last year's full summary of updates that have taken place to implement the General plans for the Ogden Valley and Western Weber County.

In 2011, the following new and modified ordinances were adopted that furthers the goals and objectives of the two General Plans:

Ogden Valley:

- Complete Streets concepts as part of the Ogden Valley Commercial Valley Zone
 - Eden Blacksmith shop
- Removal of Heliport from the Commercial Valley Zones
 - Adding the use to the Forest Zones
 - Adding the use to Ogden Valley Designation and Receptions Resort Zone
- Amend Chapter 28 (Nonconforming Buildings, Uses, and Parcels) allowing boundaries within an approved subdivision not meeting current zoning to be able to realign the boundary lines within the subdivision.
- Amend Chapter 34 (Home Occupation)
- West Davis Corridor (Legacy Highway) EIS

Significant other work has been done developing new or modifying existing ordinances.

- Board of Adjustment Chapter 29
- Agricultural tourism ordinance
- Countywide pathway ordinance
- Updating the General Plan to reflect trail alignments as identified in the coordinated pathway planning effort
- Moderate income housing element
- Chapter 1 and 4 of the subdivision ordinance
- Therapeutic Schools is another topic/ordinance project that has dominated the Ogden Valley Planning Commission Work sessions. Legal Staff is working on bringing in outside Legal Counsel to address this ordinance.

Staff is anticipating the completion of these ordinances and the adoption by the County Commission in 2012.

Ogden Valley General Plan Review

In 1998 the General Plan for the Ogden Valley was adopted and in 2005 the Recreation Element of the General Plan was adopted. A general plan is the policy of acceptable land uses in each jurisdiction. Each county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. The General Plan is the foundation for establishing goals, policies, zoning, and activities allowed on each land parcel to provide compatibility and continuity to the unincorporated county as well as each individual neighborhood. Once policy direction is established, ordinances are then created that turns the policy into law.

This document is a report on the progress of implementing the key issues that were identified by the community during the process of completing the General Plan. The General Plan format first identified a vision for the Ogden Valley in section two. In section three goals and objectives were stated.

Staff has coupled the vision statements with the appropriate goals and objectives. This is followed by a list of action items and activities taken by the county to implement the General Plan.

Vision: Protect the Natural Beauty and Natural Resources of the Valley

Objective 1: Protect Air Quality and Water Resources

- Maintain high quality of air currently experienced in the Valley
- Maintain high quality of water currently experienced in the Valley
- Prevent groundwater contamination
- Control erosion into surface waters
- Reduce non-point source pollution to surface waters
- Implement water conservation measures

Action: Chapter 41, Drinking Water Source Protection was enacted to ensure the provision of a safe and sanitary drinking water supply to the residents of Weber County (Adopted October 2008).

Action: Infrastructure, particularly waste water is being studied in the Huntsville and the South Fork Area funded by a grant from the state. This study will identify options for sanitary sewer for this area.

Action: Storm Water Pollution Prevention Plans (SWPPP) are required to identify how storm water will be handled to meet county, state and federal standards. The engineering division issues permits for smaller projects, while large projects require a state permit.

Objective 2: Protect Open Space and Sensitive Lands

- Identify and promote the preservation of open space
- Establish mechanisms to preserve open space in the Valley
- Identify sensitive lands within the Valley
- Ensure that development does not harm sensitive lands

Action: Chapter 43, Ogden Valley Sensitive Lands Overlay District ordinance identifies and coordinate the application of natural and scenic resource protection guidelines and standards, and describes mitigation methods that may either be required or recommended (Adopted January 2008).

Action: Chapter 22B, Cluster Subdivision Provision, was revised to allow smaller lots, in order to encourage the creation and permanent protection of open space. Sixty percent of a cluster subdivision in the Forest Valley FV-3 and the Agricultural AV- 3 zone needs to be permanent open space (Revisions Adopted July 2006).

Action: Chapter 38, Natural Hazards Overlay District identifies areas affected by seismic, rock fall, land slide, debris flow, liquefaction and other natural hazards, and requirements for notification of property owners and mitigation of these hazards (Adopted February 2000).

Action: Chapter 39, Ogden Valley Lighting, also known as the "dark sky" ordinance limits bright lighting and lists standards, requirements, and prohibitions for outdoor lighting fixtures in the Valley (Adopted June 1999).

Action: Chapter 44, Ogden Valley Destination and Recreation Resort Zone provides flexible development standards to Resorts that are dedicated to preserving open space. It is intended to benefit the residents of Weber County and the Resorts through its ability to preserve the Valley's rural character by utilizing a series of options to achieve densities including a voluntary transfer of development rights mechanism (Adopted August 2009).

Action: When work were identified that a Transfer of Development Rights or Purchase of Development Rights Ordinance, many questions still need to be answered, such as locating sending and receiving areas, infrastructure, design guidelines, and density standards.

Objective 3: Preserve Wildlife and Wildlife Habitat

- Include wildlife and wildlife habitat as a review element for development proposals in the Valley
- Include wildlife and wildlife habitat protection as a consideration in recreation planning
- Examine critical wildlife habitat areas and means for protecting these areas
- Coordinate with the Utah Division of Wildlife Resources on development proposals that affect wildlife or wildlife habitat

Action: Chapter 43, Ogden Valley Sensitive Lands Overlay Districts identifies and coordinates the application of natural and scenic resource protection guidelines and standards, and describes mitigation methods that may either be required or recommended (Adopted January 2008).

Vision: Maintain the Valley’s Rural Atmosphere and Rural Lifestyle

Objective 1: Promote a sense of Pride in the Valley’s History and Heritage

- Identify important historical resources and landmarks
- Encourage preservation of cultural and historical resources
- Encourage development that is compatible with these cultural and historic resources

Action : Chapter 28, Non-conforming Buildings, Uses, and Parcels had a new section added to allow parcels subject to a change in zoning to submit a subdivision, if the parcel was created prior to the change in zoning and meets the requirements of zoning at the time the parcel was created (Revisions Adopted January 2009).

Action: Chapter 18C, Architectural, Landscape, and Screening ordinance provides standards for locating, color, design, landscaping, and screening for aesthetic purposes (Adopted May 2000).

Action: Chapter 32B, Ogden Valley Signs, this ordinance lists standards for allowable uses, temporary uses and prohibited uses of signage in the Valley (Adopted October 1999, Updated 2009).

Action: One goal listed in the General Plan is to “Promote a sense of Pride in the Valley’s History and Heritage”. The Planning Division is addressing these issues on a case by case basis, such as with the rezoning of the Blacksmith Shop to a commercial zone in exchange for preserving the Blacksmith Shop and requiring the Blacksmith shop to be placed on the Historic Register (Adopted May 2008).

Objective 2: Require that development be compatible with the Valley’s Rural Character and natural setting

- Determine the types of residential and commercial building materials and design that are compatible with the Valley’s rural character
- Identify acceptable locations for commercial development
- Determine appropriate materials and design for commercial signage
- Identify visual resource objectives and ensure that residential and commercial developments conform to these objectives
- Provide sufficient flexibility in zoning ordinances for creative solutions to development conflicts

Action: Chapter 18C, Architectural, Landscape, and Screening ordinance provides standards for location, color, design, landscaping, and screening for aesthetic purposes (Adopted May 2000).

Action: Chapter 32B, Ogden Valley Signs, (see previous section).

Action: Chapter 21B, Manufacturing (MV-1) created a provision for a limited number of light manufacturing uses for the convenience of citizens of the Ogden Valley (Adopted December 1999).

Action: Provide sufficient flexibility in zoning ordinances for creative solutions to development conflicts. The Planning Division is addressing the issues of flexibility on a case by case basis.

Objective 3: Require that development and community services conform to the Valley’s natural resource capabilities.

- Identify and prioritize future capital improvements
- Determine a target development growth rate that assures that present and future infrastructure needs are commensurate with resource capabilities
- Establish concurrency measures for development and infrastructure so that development does not proceed without adequate infrastructure
- Establish funding mechanism for planned infrastructure expansion

Action: A County Ordinance Title: 38 - Impact Fees, was adopted in order to meet development demands of the growing population of unincorporated areas of Weber County, and to maintain Trails, Storm Drains, and Roadways in the Ogden Valley (Adopted 2007).

Action: Infrastructure, particularly waste water is being studied in the Huntsville and the South Fork Area (see previous section).

Objective 4: Provide adequate Emergency and Medical Services

- Examine options for increased and improved emergency services for the Valley
- Determine the funding necessary to finance these options and the availability of such funding
- Decide whether additional emergency services are needed to meet visitor demand
- Determine funding mechanism to support emergency services for visitors

Action: A new fire station was built to provide better emergency services in the Huntsville/South Fork area of the Ogden Valley.

Objective 5: Promote Agricultural Land

- Identify and promote prime agricultural land
- Consider agricultural land in dedicated open space planning
- Develop means to compensate property owners for the loss of development rights on agricultural land
- Promote working farms as an integral part of the Valley's cultural heritage.

Action: Chapter 43, Ogden Valley Sensitive Lands Overlay District (see previous section).

Action: Chapter 22B, Cluster Subdivision Provision, was revised to allow smaller lots, in order to encourage the creation and permanent protection of open space. Sixty percent of a cluster subdivision in the Forest Valley FV-3 and the Agricultural AV- 3 zones needs to be permanent open space (Revisions Adopted July 2006).

Action: The Planning Division is studying the issue of Agricultural Tourism, which is a means to allow farmers to continue to farm while giving the flexibility to hold non-farming activities such as weddings, corn mazes, camping, and concerts.

Action: Work on a Transfer of Development Rights or Purchase of Development Rights Ordinance (see previous section)

Objective 6: Recognize and respect private property rights

- Recognize private property rights in planning and development
- Engage creative zoning solutions that protect private property rights while ensuring that development is compatible with the Valley's rural character
- Develop a program to compensate landowners in the taking of property for public purposes

Action: A proposed revision to Chapter 22B, Cluster Subdivision provision that would allow bonus density for donation of land on a case by case basis.

Objective 7: Facilitate the smooth flow of traffic in and out of the Valley

- Engage in ongoing transportation planning for the Valley
- Examine access alternatives
- Target access routes for improvement of expansion to meet volume demands
- Provide safe means of transportation in and out of the Valley based on highway capacity levels and volume demands
- Improve safety and law enforcement on roads within the Valley
- Determine transportation restrictions to reduce congestion and traffic volumes in the Valley
- Ensure that Canyon traffic does not harm natural resources or scenic value within Ogden Canyon
- Provide adequate road maintenance

Action: A County Ordinance Title: 38 - Impact Fees, was adopted in order to meet development demands of the growing population of unincorporated areas of Weber County for improvements to roadways in the Ogden Valley. The fees for roadways are \$455 per single family residential, \$303 per multi-family residential, \$948 per 1,000 square feet of commercial and \$303 per 1,000 square feet of industrial (Adopted 2007).

Action: Adopted new Transportation Map and made changes to width standards (adopted 2010).

Objective 8: Enhance quality recreational opportunities

- Identify recreational assets, facilities, and activities in the Valley and determine which facilities might be expanded to meet increased recreation demand and plan for such expansion
- Identify areas suitable for community parks, campgrounds, or trails systems

Determine the amount and degree of recreational development necessary to support high quality recreation experiences in the Valley
Promote public/private cooperation in recreation planning
Coordinate with Federal and State agencies in recreation planning
Promote safe and responsible recreation conduct in the Valley
Ensure that recreational activities do not harm the natural resources within the Valley

Action: The Recreation Element of the General Plan was adopted in 2005.

Action: Chapter 44, Ogden Valley Destination, and Recreation Resort Zone provide flexible development standards to Resorts that are dedicated to preserving open space (see previous section).

Action: Chapter 40, Ogden Valley Pathways was developed to promote, plan, and protect non-motorized public pathways in order to provide outdoor recreational opportunities and to establish a network of pathways linking all of Ogden Valley (Adopted June 2004).

Action: The Ogden Valley Pathway Master Plan (Adopted 2002)

Action: Weber County Cooperative Pathways Master Plan (2010)

Action: A County Ordinance Title: 38 - Impact Fees, was adopted in order to meet development demands of the growing population of unincorporated areas of Weber County, and to maintain trails in the Ogden Valley. The fees are \$988 per household for trails (Adopted 2007).

Action: The County Commission and the Ogden Valley Planning Commission held twelve joint meetings concerning the implementation of the Ogden Valley General Plan and Recreation Element. A series of policy questions relating to development scenarios, population goals, preservation tools, ordinances, design alternatives including nodal development, and infrastructure were adopted as part of the Summary and Chronology of Key Policy Issues for the Ogden Valley. These determinations will be addressed by additional plan amendments, e.g., the consideration of nodes in the Ogden Valley, identifying additional transfer of development rights sending and receiving areas, and ordinances and procedures for implementing the General Plan, e.g., refinements to the cluster ordinance. The following is the list of seven policy questions.

1. Which of the development scenarios is the preferred scenario?
2. Is there a preferred population goal?
3. Which lands and how many acres does the County want to preserve, e.g., valley floor, bench lands, mountain lands, etc.?
 - a. What tools does the County want to enact to preserve lands in the Ogden Valley?
 - b. Transfer of Development Rights (TDR). Should they be mandatory or voluntary?
 - c. Purchasing Development Rights (PDR). Should a real estate transfer tax of 1% be implemented?
4. Should a General Plan map be adopted as part of the Ogden Valley General Plan?
5. Does the County want to embrace the nodal concept, and if so, to what extent?
6. What should the County policy be on centralized sanitary sewer facilities?
7. What should the County policy be regarding establishing new and consolidation of the 86 existing culinary water systems?

Action: The Weber County Planning Division, in partnership with Weber Pathways, each municipality in the county, the United States Forest Service, Utah Transit Authority, Wasatch Front Regional Council, Utah Department of Transportation, and the Utah Division of Wildlife Resources partnered to create the Weber County Cooperative Pathways Master Plan. The plan contains maps of proposed and built trails within the entire county along with a narrative. In June, 2010, the Weber Area Council of Governments endorsed the Plan. The Planning Division and the Planning Commission is working on writing a countywide pathway ordinance and updating the General Plan to reflect trail alignments as identified in the coordinated pathway planning effort. A Weber County Trails Committee was established to coordinate trail planning activities in Weber County.