

OGDEN VALLEY GENERAL PLAN UPDATE SCENARIO WORKSHOP

FEBRUARY 26 4:30 - 7:30 PM



WELCOME

WHAT IS SCENARIO PLANNING?

During the workshop, the project team will work with you to identify key strategies for guiding future development in harmony with broad, agreed-upon goals and principles from the Vision Document. Three land-use scenarios will be developed, highlighting opportunity areas of the Valley. These scenarios will illustrate key opportunities, relationship to open space, and transportation connections.

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

GENERAL PLAN TIMELINE



HOW DO I MAKE A DIFFERENCE TONIGHT?

- 1 Review the scenario maps** and consider what life might be like in each future scenario. Help us sharpen the scenarios to address opportunities.
- 2 Let us know how each scenario performs** when it comes to our Valley's most important priorities. Use the stickers provided to rate each category on a scale of 1 - 3, with 3 being the best.
- 3 Tell us what you think** are the most important priorities, what scenario(s) you like the best, and what strategies we should focus on.



VISION PRINCIPLES

The Vision Principles defined in the Ogden Valley General Plan Vision are used as a guiding framework for each scenario. Please think about Vision Principles as you consider each scenario. Then let us know how you feel the scenario addressed that principle.

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



SCENARIO 1: BUSINESS AS USUAL

Primary Goal: Minimal Regulatory Change

Land Use Focus: Rural Subdivisions with Little Commercial

Where and How: Evenly dispersed throughout the Ogden Valley following current zoning standards with sensible modifications.

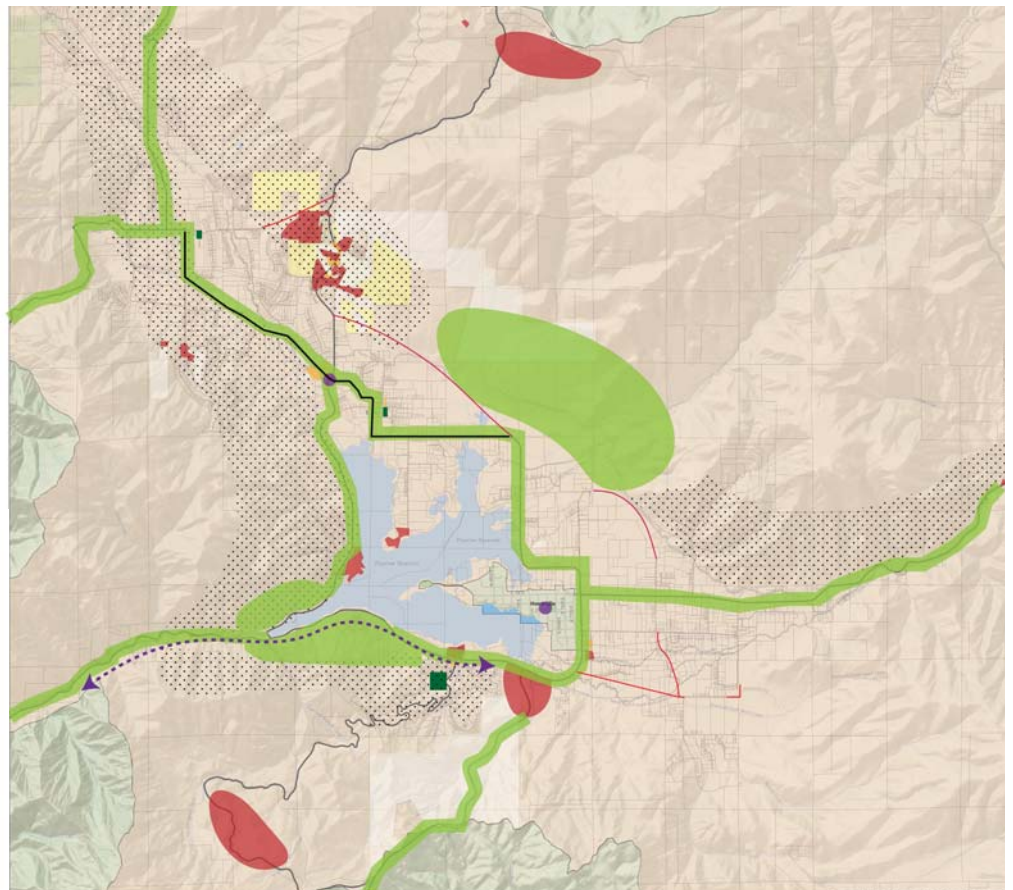
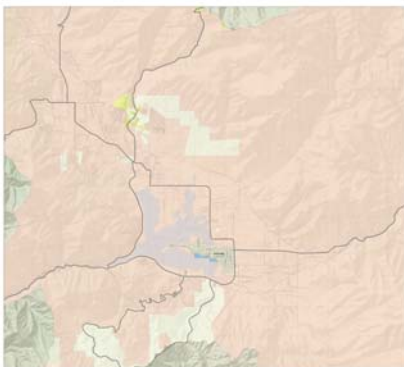
This Scenario is a low-intensity rural subdivision format that extends current land-use trends, including people-per-household and houses-per-acre, to the undeveloped portions of the Valley. Commercial and industrial development maintains this same proportioning. Minor, sensible modifications to this zoning are made to optimize outcomes. Park and Trail investments are made consistent with the 2005 Recreation Element. No transit accommodation is envisioned.

SCENARIO 1: BUSINESS AS USUAL

Units Per Acre	Total Units
5 +	3,500
3 - 5	1,600
1 - 3	800
0.001 - 1	16,000
0	0

- Cluster Subdivision Overlay
- Open Space Priority
- New Park Additions from the 2005 Recreation Element
- New Roads from the 2014 Transportation Master Plan (TMP)
- Widen Road from 2014 TMP
- Transportation Improvement w/ Center

Current DUA



HOW DOES THIS SCENARIO PERFORM?

Place your sticker dot in box 1, 2, or 3 to rate how you feel this scenario performs in each category.

Natural Environment



Preservation of views			
Preservation of natural assets			
Farm acreage protected			
Air & water quality			
Dark sky quality			

Social Environment

Development values compensated			
Diversity of employment			
Recreational quality			
Jobs per household (in the Valley)			
Preservation of heritage			

Built Environment

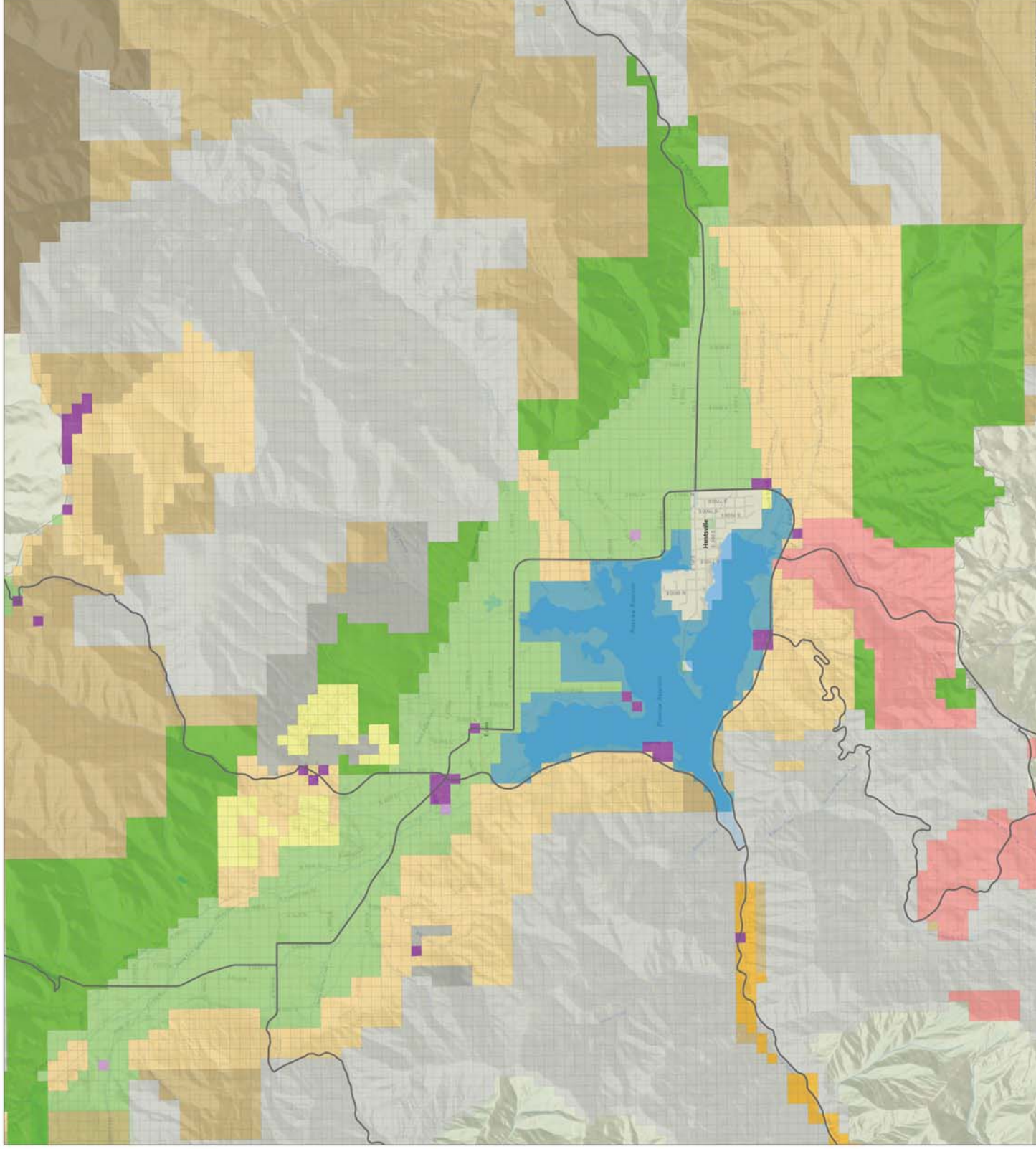
Commercial diversity (services available)			
Housing diversity			
Access to water, sewer, & power systems			
Retention & promotion of character			
Mobility choices available			



Land Use

Write the corresponding letter in a cell that you think should be **different** than the current land use.

- | | |
|----------|-------------------|
| T | Town Center |
| R | Resort |
| I | Light Industrial |
| V | Village |
| S | Rural Subdivision |
| G | Canyon Gateways |
| A | Agriculture |
| F | Foothills |
| B | Rangeland |
| M | Mountain |
| S | Shoreline |
| O | Open Space |
| P | Public Lands |



SCENARIO 2: VILLAGES AND FARMS

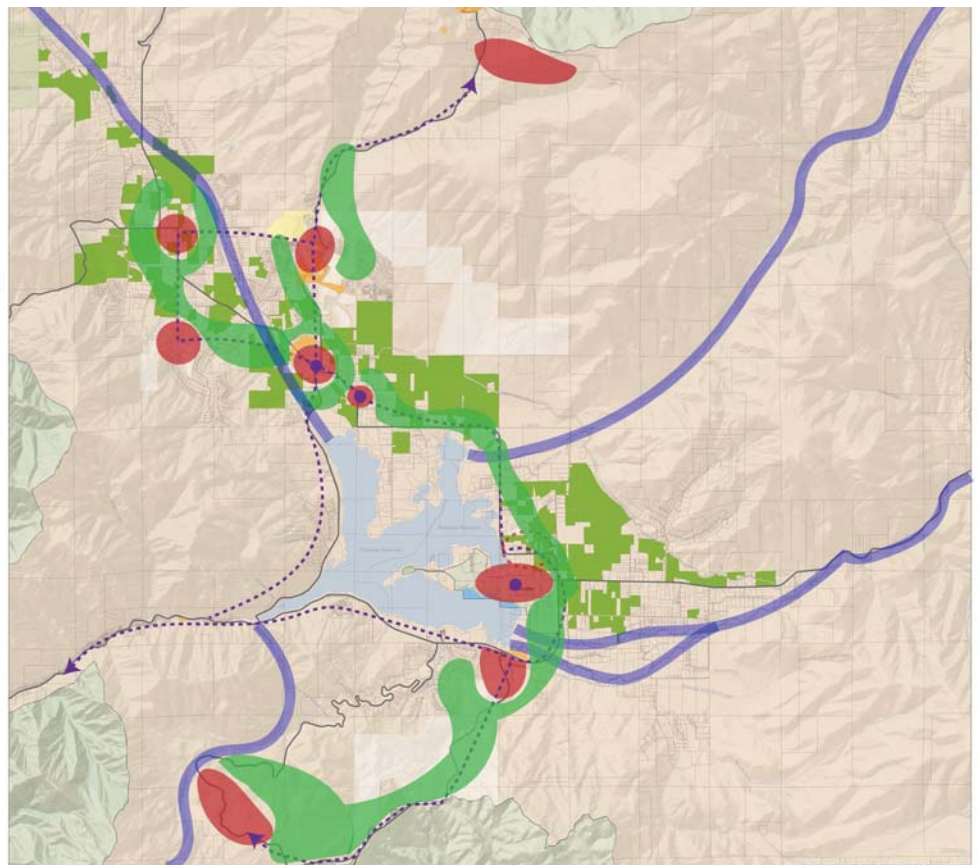
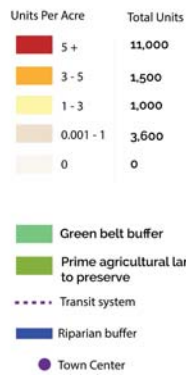
Primary Goal: Maximum Character Protection

Land Use Focus: Open Spaces with Mixed Use Village Centers

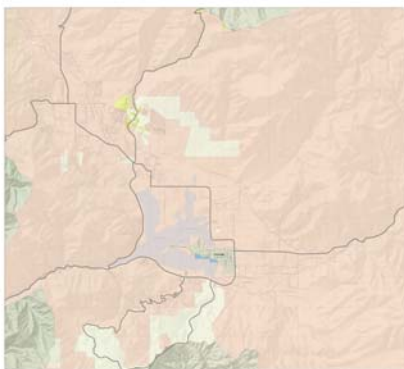
Where and How: In 9 small, connected village nodes, which are clearly buffered by open spaces and agricultural lands.

This Scenario is an open-space preservation oriented format that focuses most future development into existing village centers. Village centers would be dispersed throughout the Valley, building upon current infrastructure and design, and would be carefully buffered by open space “green belts” with designed village interconnections. Recreation and tourism activity is accommodated largely by the trail networks that interconnects the Village Centers, including nodes at recreation areas like Snowbasin and Powder Mountain. Bus or shuttle connectivity within the Valley is envisioned.

SCENARIO 2: VILLAGES AND FARMS



Current DUA



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Diversity of Employment			
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Jobs per household (in the Valley)			
Preservation of heritage			

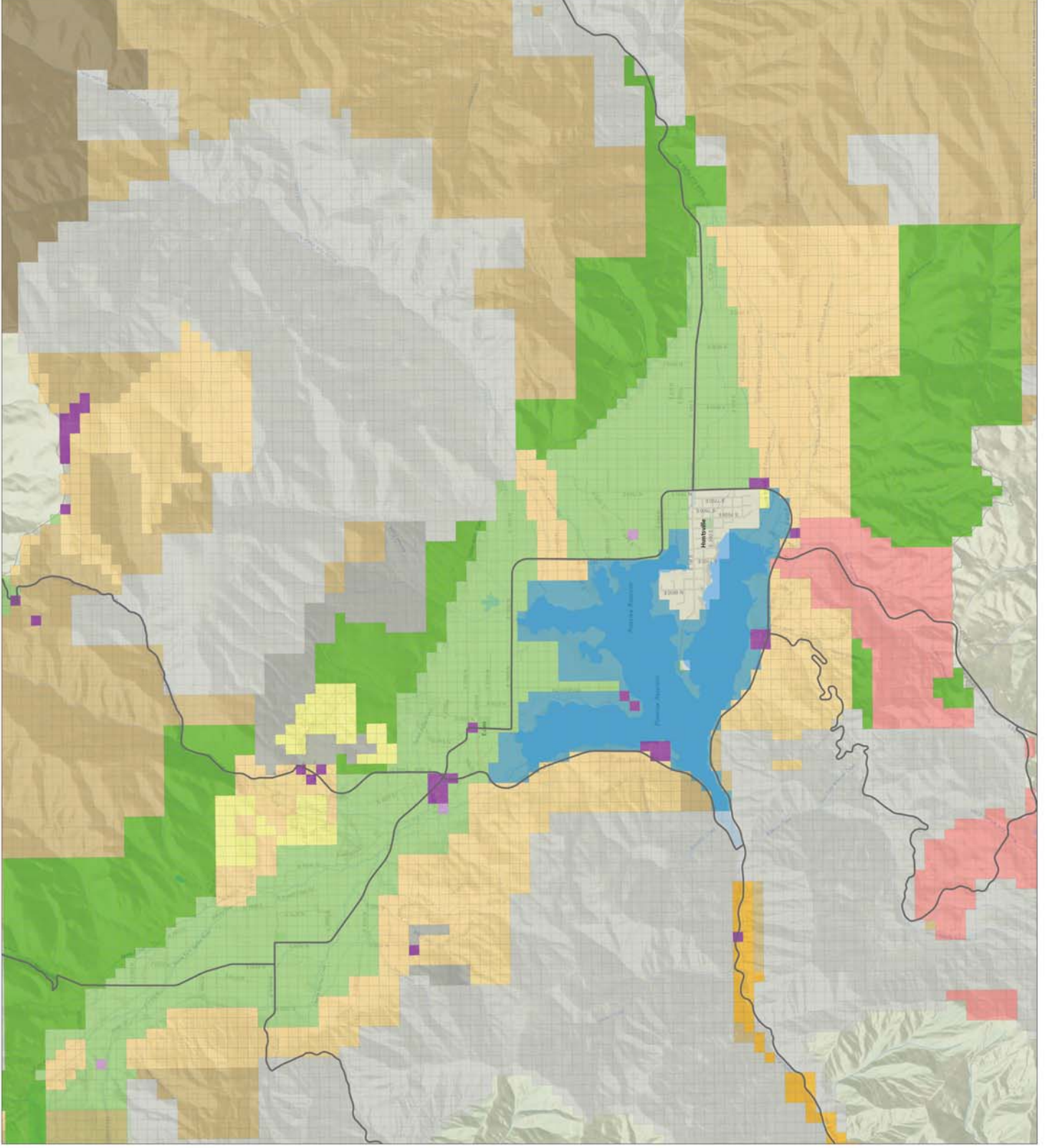
Built Environment

Commercial diversity (services available)			
Housing diversity			
Access to water, sewer, & power systems			
Retention & promotion of character			
Mobility choices available			



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SCENARIO 1: WORKPLACES AND JOBS

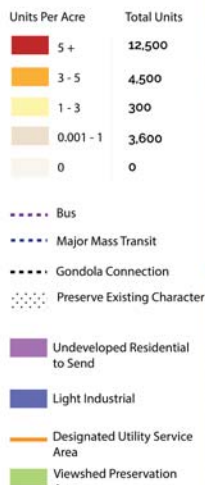
Primary Goal: Self-Sufficient Valley Economy

Land Use Focus: Diverse Residential and Commercial Land-use Allocations

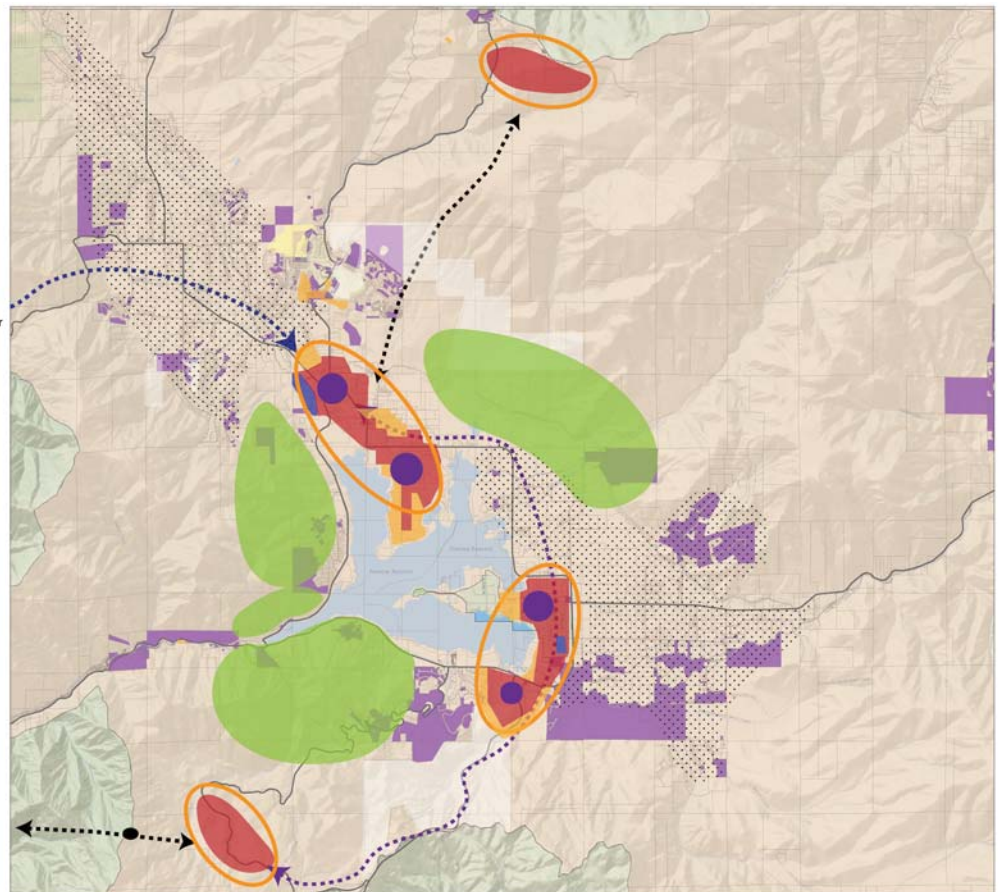
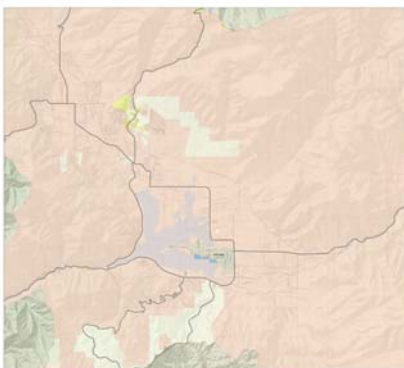
Where and How: In 4 focused, fully-functional town centers that accommodate more intense development with a greater variety of land uses.

This Scenario is a sustainable local economy format that focuses on creating diverse commercial and employment opportunities within the Valley. These opportunities would be sharply concentrated into 4 major town centers that are connected by quality commerce infrastructure. The Town Centers would supply the employment and service needs of most Valley Residents. Recreation and tourism activity are increasingly captured and promoted as economic opportunities from within the Valley. Major transit investment between town centers, and to Ogden City is envisioned.

SCENARIO 3: WORKPLACES AND JOBS



Current DUA



HOW DOES THIS SCENARIO PERFORM?

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Preservation of natural assets			
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Air & water quality			
Dark sky quality			

Social Environment

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Diversity of Employment			
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Jobs per household (in the Valley)			
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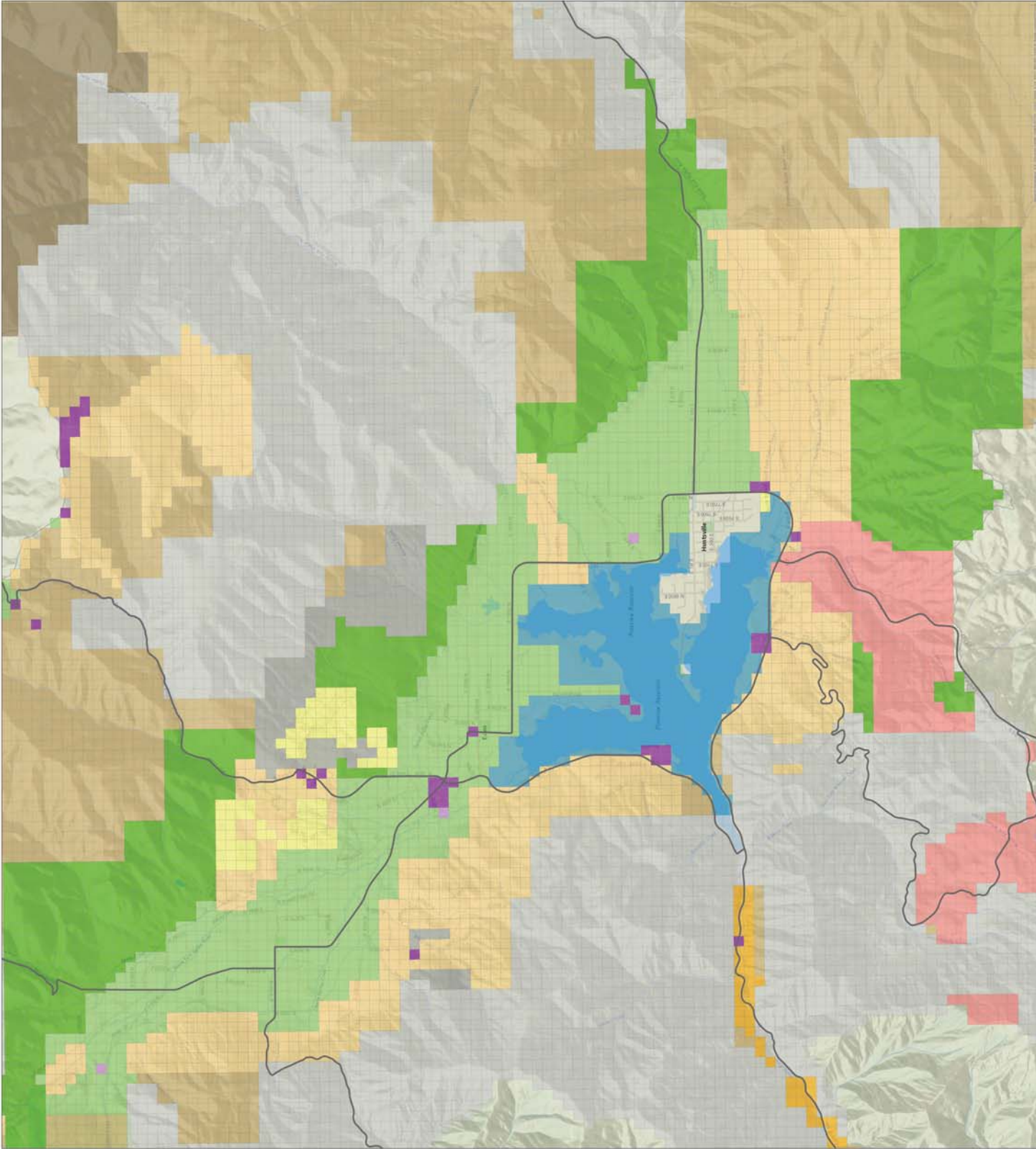
Built Environment

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