

Over the period this updated Ogden Valley General Plan will be in place, it is the goals and policies that will drive changes to Weber County land use ordinances and practices. In this document, I reworded the vision, goals, policies and implementations contained in DRAFT1, trying hard to be faithful to the meaning of the often convoluted language contained in the draft.

I think you will find the vision elements are a pretty good representation of what we would like the Valley to be like when it is built out with 3-5 times as many dwellings. The goals feel pretty good too.

However, as you get down to what County policy will be and what implementation steps will be used to achieve the goals, you will find some concepts you like and some you don't.

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Our vision for the Valley is what we want it to be in the future, so the vision statements are written as something we have achieved in, say, 2040. Goals, Policies, and Implementation steps all have the sole purpose of achieving the vision. We must get the vision right or the rest won't be right either. Vision is intended to last for a very long time.

These are recorded in the PLAN as our overarching vision for the Valley

- 1 We value and protect our natural beauty and natural resources.
- 2 We cherish and maintain our rural atmosphere and rural lifestyle.
- 3 We are empowered to take part in decisions affecting our Valley.

Our vision of preserving our community character

- 4 We define our rural character as open fields, stands of trees, surrounding foothills, mountain background, and Pineview Reservoir.
- 5 Development complements, rather than overwhelms or competes with, our rural character.
- 6 Developments, public spaces, and streetscapes have unique and functional designs that enhance the Valley's rural character.

Our vision for land use

- 7 Development practices support healthy physical and social interactions.
- 8 Much of our housing is in small villages.
- 9 Much of our housing is clustered with open spaces between developed areas.
- 10 The Valley is a place where people of a broad range of incomes and ages live.

Our vision for residential development and housing

- 11 We have a variety of housing types to meet the needs of a diverse population of various income levels and ages.
- 12 Neighborhoods have convenient access to community amenities
- 13 Neighborhoods are consistent with the Valley's rural character.
- 14 Residential development provides open spaces
- 15 Residential development efficiently uses the land

Our vision for commercial development

- 16 We have sustainable and thriving local businesses
- 17 We capitalize on recreational tourism to support our economic base.
- 18 Commercial development is limited to the 2015 commercial zones.
- 19 Commercial development is compatible with our rural character.

Our vision for transportation and mobility

- 20 We have a transportation system that enhances mobility, reduces congestion, and meets air quality standards without taking new land.
- 21 We have a trails and pathways system that connects bike and pedestrian facilities throughout the region.

Our vision for utilities and public services

- 22 We have a full range of utilities and public services that provide for our current and long-term needs.
- 23 Our government agencies provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

Our vision for parks and recreation

- 24 We have strategic recreation-oriented investments that enhance recreational experiences for us and our visitors.
- 25 We have a park system that can host a variety of recreational and educational opportunities for residents of all ages.
- 26 We have a trail network that cohesively connects parks to other recreational, educational, or commercial areas.
- 27 Pineview has the physical and sanitary facilities necessary to handle the load.

Achieving the goals should achieve the vision, or at least make substantial progress toward achieving it. Goals are also pretty long lasting, and policy and implementation, which will change over time, are methods to achieve the goals.

Land Use Goals

- 1 A goal is a reduction in the overall amount and impact of future land development.
- 2 A goal is for agriculture to continue in the valley.
- 3 A goal is housing choices in neighborhoods that allow us to live in the Valley for our entire lives.
- 4 A goal is clustered residential development separated by open spaces and greenbelts.
- 5 A goal is for second home owners to pay their required taxes.
- 6 A goal is affordable homeownership and rental housing, and to have quality single-family housing.

Commercial Development Goals

- 7 A goal is retail and commercial locations and designs consistent with our rural character.
- 8 A goal is commercial development that enhances civic function and community interaction.

Community Character Goals

- 9 A goal is attractive gateways to the Valley that promote a distinctive, natural, and rural image.
- 10 A goal is to preserve the Valley's sense of openness and rural character.
- 11 A goal is to preserve key views throughout the Valley.
- 12 A goal is roads and streets with a cohesive design that enhances community character.
- 13 A goal is to preserve, enhance, and benefit from the Valley's authenticity, history, and heritage.
- 14 A goal is preserve and benefit from the night sky.

Transportation Goals

- 15 A goal is a transportation system that enhances mobility, reduces congestion, and meets air quality standards without taking more land.
- 16 A goal is efficient and functional roadways in and out of the Valley.

Utilities and Public Services Goals

- 17 A goal is coordinated water and sewer services across the Valley.
- 18 A goal is a reduction in the proportion of new development using septic drainfield systems.
- 19 A goal is effective stormwater management.
- 20 A goal is to reduce the visual impact of future electric utilities.
- 21 A goal is to have our lives and property protected.
- 22 A goal is to have public knowledgeable about life safety, including fire prevention and fire codes.
- 23 A goal is to be a community able to respond promptly, efficiently, and effectively in the event of a major natural or human caused disaster.

Parks and Recreation Goals

- 24 A goal is the ongoing maintenance and expansion of existing recreational facilities and amenities to keep pace with increasing demand.
- 25 A goal is the expansion of recreational opportunities by resort developers.
- 26 A goal is a Valley-wide pathway and trail network that connects neighborhoods and subdivisions to the greater trails network.

*Policies are adopted by the County Commission and lead to “our policy is...” and “it’s against our policy.” Thus, implementation approaches and method, including changes to the Land Use Code, must be consistent with policy. We often ask if our policies “have any teeth” and you can see from the “teeth” words highlighted with red font that there is kind of a spectrum of how directive the Policy is, ranging from **strive to provide or support** to **require**. We even have a **should be proposed** in there.*

Land Use Policy

- 1 In general, our policy is that we **should not** authorize additional density.
- 2 Our policy is that we **should support** the purchase and transfer of existing development rights
- 3 Our policy is to **use** the purchase and transfer of existing development rights as the primary means to increase densities in suitable project areas while proportionately decreasing it in other areas.
- 4 Our policy is that we **should** only grant density bonuses to achieve specific and significant policy objectives of this General Plan.
- 5 Our policy is that **someone should propose** other incentives to reduce development intensities and to incentivize the purchase and transfer of development entitlements.
- 6 Our policy is that we **should** assign no development potential to sensitive lands such as steep slopes, wetlands, and areas of geological instability.
- 7 Our policy is that we **should** not develop sensitive areas such as important wildlife habitat and corridors and riparian areas
- 8 Our policy is that development credit for the acres affected **should** be allowed in other areas of the development project or for transfer to other areas.
- 9 Our policy is to **support voluntary** reduction in overall development entitlements such as conservation easements, donations of development rights, voluntary downzoning, purchases of development rights, and land purchases.
- 10 Our policy is to **support the use of** entitlement mechanisms such as TDRs to reallocate existing authorized development units away from sensitive areas and prime open-space and agricultural areas to more suitable locations
- 11 Our policy **defines** areas suitable for receiving additional density through TDR **as** areas that are becoming more residential and areas with existing supporting infrastructure such as roads and water and sewer service.
- 12 Our policy is to **encourage** clustered residential developments with smaller lots rather than large-lot single-family developments for most subdivisions.
- 13 Our policy is to **allow for** large-lot estate subdivisions **with provisions** for efficient land use and effective maintenance of large residential lots.
- 14 Our policy is to **buffer** agricultural land uses from new residential uses **by requiring** residential developments in predominantly agricultural areas to provide setbacks, screening, fencing, and other methods to separate uses and limit interference with agricultural activities, while providing for public safety.

Residential Development Policy

- 15 Our policy is to **encourage** residential development projects to incorporate a mix of housing sizes, types, and prices.
- 16 Our policy is to **manage** accessory dwelling units to **allow for** affordable housing opportunities without increasing the overall impact of residential development.
- 17 Our policy is to **encourage** clustered residential developments with smaller lots rather than large-lot single-family developments for most subdivisions.
- 18 Our policy **allows for** large-lot estate subdivisions **with provisions** for efficient land use and effective maintenance of large residential lots.
- 19 Our policy **ensures** that second homes are taxed at their full taxable value.

- 20 Our policy **facilitates** mix of housing types in new construction **in keeping with** neighborhood design standards and community sustainability.
- 21 Our policy **maintains** the quality of existing single-family housing.
- 22 Our policy is to **track** land use and housing and the transition of land uses.

Commercial Development Policy

- 23 Our policy is to **encourage** all new commercial development in to locate in the Huntsville, Eden, Old Eden, Trapper’s Loop junction, and ski resort areas.
- 24 Our policy is to **discourage** scattered and strip commercial and retail development in other areas of the Valley.
- 25 Our policy is to **require** new commercial development to conform to community design standards to ensure compatibility with our rural character and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.
- 26 Our policy is to **discourage** big-box-style development.
- 27 Our policy is to **encourage** mixed-use commercial/residential development in commercial areas, consistent with the existing character of each commercial area.
- 28 Our policy is to **encourage** public spaces and plazas within commercial developments that can accommodate cultural and social events and that can function as community gathering areas.
- 29 Our policy is to **promote** and extend the walkable, gridlike pattern in the Valley and extend trails and pathways to commercial village areas.
- 30 Our policy is to **ensure** that all signage is compatible with the context of the sign’s location and our rural character.

Community Character Policy (Gateways and Viewsheds Policy?)

- 31 Our policy is to **use** landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at each Valley entrance **to** welcome visitors and establish the character of the Valley.
- 32 Our policy is to **minimize and discourage** visually prominent development at gateways to the Valley.
- 33 Our policy is to **encourage** the preservation and maintenance of significant trees, shrubs, and other natural vegetation in riparian and other natural areas.
- 34 Our policy is to **ensure** that large-lot (3 acres and larger) development standards minimize site disturbance and lot coverage.
- 35 Our policy is to **encourage** creative development designs that preserve natural, agricultural, and other open spaces, including clustered and mixed-use developments.
- 36 Our policy is to **update and strengthen** detailed development guidelines that provide key direction and support for best practices.
- 37 Our policy is to **promote** context-appropriate directional and interpretive signage and public art in public spaces.
- 38 Our policy is that we **should** protect views of the mountains and Pineview Reservoir with setbacks and design standards for identified sections of SR 39, SR 166, and SR 158.
- 39 Our policy is to **develop** stronger development protections for ridgelines, hillsides, and steep-slopes development to avoid visually prominent structures, hillside cuts, and vegetation removal that alter the visual quality of the Valley’s views.
- 40 Our policy is to **encourage** programs for residential and agricultural dark-sky-lighting compliance.
- 41 Our policy is to **promote** the accreditation of North Fork Park as an International Dark Sky Park, and encourage astro-,agri-, and ecotourism development.

Transportation Policies

- 42. Our policy is to **support** implementation of the Weber County road development plan for the Valley.

43. Our policy is to **support** the development of road shoulders, trails and pathway alternatives as an integral part of the Valley's transportation system.
44. Our policy is to **coordinate** with UDOT on planning the state highways for the Canyon and Trappers Loop.

Utilities and Public Services Policy

- 45 Our policy is to **support** communication among water and sewer service providers to coordinate the planning for and delivery of culinary water and sewer services.
- 46 Our policy is that we **should ensure** that adequate water and sewer services are available as a condition of approval of all future developments.
- 47 Our policy is that new developments in the village areas, the resort areas, and the rural residential areas **should** provide limited-capacity sewage treatment facilities for identified service areas.
- 48 Our policy is that the treatment facilities **should** be designed to be expandable to accommodate additional development in village or resort areas.
- 49 Our policy is that we **should support** a program to construct or improve natural swales in the more rural areas of the Valley to intercept sheet flows outside the development areas.
- 50 Our policy is that we **should require** the design and construction of more advanced retention and detention facilities in new developments to reduce off-site stormwater effects.
- 51 Our policy is to **encourage** the burial of future power distribution lines in identified areas to protect the Valley's views.
- 52 Our policy is that additional aboveground high-voltage transmission lines **should** be located within existing transmission line corridors to reduce visual impacts.
- 53 Our policy is to **provide** education about the Utah Wildland Urban Interface Code
- 54 Our policy is to **provide** education on fire-wise planning, including building materials and landscaping
- 55 Our policy is to **conduct** ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.

Parks and Recreation Policy

- 56 Our policy is to **proactively partner** with the U.S. Forest Service and other stakeholders to help manage Pineview Reservoir.
- 57 Our policy is to **strive to provide or support** adequate recreation facility improvements.
- 58 Our policy is to **support** local recreation districts, organizations, and groups in their efforts to expand recreation areas and facilities necessary to provide adequate levels of service for the increasing demand.
- 59 Our policy is to **pursue** parking solutions along roadways throughout the Valley to provide adequate parking facilities necessary for safer roadways, to limit traffic conflicts, and to enhance access to recreation destinations.
- 60 Our policy is to **continue to pursue** recreational development with existing and future recreation resorts.
- 61 Our policy is that future resort development **should** broaden the array of outdoor recreation opportunities.
- 62 Our policy is to **strive to provide or support** adequate recreational trail improvements in the Valley.
- 63 Our policy is to **support** local organizations and groups in their efforts to expand trail and trailhead facilities necessary to provide adequate levels of service for the increasing demand.

Below is a listing of the implementation steps contained in the draft. These are specific changes in Weber County ordinances and practices meant to carry out the policies and/or achieve the goals.

Land Use Implementation

1.1 – Change ordinances to reduce the density bonuses available in resort areas and to tie the granting of density bonuses to the direct achievement of other policies of the General Plan.

1.2 – Change ordinances to prohibit development in wetlands and floodplains, on slopes steeper than 30%, and in areas of geological instability. Reduce the allocation of development credits in these areas to zero.

Enforce prohibition of development in identified critical habitat areas and wildlife corridors, on identified prominent ridgelines, and within established setbacks from the high-water mark of waterbodies. **Allow** development credits for such affected lands to be used elsewhere in the development area or for transfer to other more suitable areas, as identified in this General Plan.

1.3 – Enhance and publicize Weber County and other organizations’ programs to promote conservation easements, donations, and other voluntary measures to reduce overall development entitlements in Ogden Valley.

Help these organizations to partner with the development community to advance the intent of this implementation.

1.4 – Establish a coordinator’s position to promote and educate about conservation easements and other voluntary programs to reduce development intensity.

Enhance and publicize the County’s register of landowners willing to sell development rights. **Identify** sending areas where open space and agricultural operations are most desirable and receiving areas where additional density of development is most suitable.

1.5.1 – Amend ordinances to require all residential development projects larger than six units that are located in predominantly agricultural areas to be cluster subdivisions or planned residential unit developments, unless they are proposed as estate subdivisions. **Monitor the effectiveness** of the six-unit threshold in accomplishing the agricultural land preservation objectives of the General Plan and **adjust** the unit-size threshold, if necessary, to achieve the desired results.

1.5.2 – Create a new Estate Subdivision ordinance for residential development projects with average lot sizes of 5 acres or larger. The Estate Subdivision ordinance **will encourage** voluntary reduction of entitlement units in a project in exchange for relaxing specified subdivision development requirements, such as road cross sections, and **will provide for** the efficient land use and effective maintenance of large residential lots.

2.1 – Amend County ordinances to establish additional setbacks and buffer requirements for new residential development in predominantly agricultural areas.

Residential Development Implementation

1.1 - Revise Cluster Subdivision and PRUD ordinances to require a variety of housing types within development projects larger than 12 units. **Monitor** the 12-unit threshold requirement for unit size and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and **adjust** the unit threshold as necessary.

1.2 – Review ordinances regarding ADUs to **refine standards and establish measures** for how ADUs are accounted for in overall zoning entitlements.

2.1.1 – Amend ordinances to require all residential development projects larger than six units that are located in predominantly agricultural areas to be cluster subdivisions or PRUDs, unless they are proposed as estate subdivisions. The purpose of the clustering requirement in predominantly agricultural areas is to encourage the transfer of development entitlements from agricultural areas to developing residential areas and to preserve agricultural lands and operations while allowing for reasonable residential development. **Monitor the effectiveness** of the six-unit threshold in accomplishing the agricultural land preservation objectives of the General Plan and, **if necessary, adjust** the unit-size threshold to achieve the desired results.

2.1.2 – Create a new Estate Subdivision ordinance for residential development projects with average lot sizes of 5 acres or larger. The ordinance **will encourage** voluntary reduction of entitlement units in a project **in exchange for** relaxing specified subdivision development requirements, such as road cross sections, and **will provide for** the efficient land use and effective maintenance of large residential lots.

3.1 – Implement a program to determine the primary or secondary status of residential properties in Ogden Valley to ensure equitable collection of property taxes for all taxing entities.

1.1.1. Support the Weber Housing Authority’s role in developing mixed-use housing projects **resulting in** additional housing opportunities; where mixed-use development occurs, provide a variety of housing types; **require resorts to comply** with the Destination and Recreation Resort Zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees; and **investigate the potential** for adding accessory dwelling units as an allowed use in the zoning ordinance.

1.1.2 - Develop cluster and node ordinances that will allow for mixed housing types in compact areas consistent with the General Plan locations. **Develop and adopt** design standards for mixed-use neighborhoods.

1.1.3 - Encourage the development of low- to moderate-income housing in established cities and towns in order to protect agricultural lands and provide open spaces within the unincorporated areas of Weber County.

1.2.1 - Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income home owners.

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

1.3.1 - Establish a mechanism to track the condition of existing housing stock in Ogden Valley, including multifamily and single-family residences.

1.3.2 - Conduct a survey of how other communities are tracking their housing stock in order to **determine the most efficient and effective way** to track housing stock and condition in Ogden Valley.

1.3.3 - Monitor market data and barriers over time for all housing sectors to **ensure prioritization and implementation** to meet moderate-income housing plan compliance every 2 years.

1.3.4 - Conduct a housing-barriers analysis as part of the 2-year update for compliance with the moderate-income housing plan. **Coordinate** this effort with the Weber Housing Authority

Commercial Development Implementation

1.1 - Encourage new commercial development to locate on property currently zoned for commercial uses. When 80% of the vacant land zoned for commercial uses is occupied, **allow for** additional land to be zoned for commercial uses adjacent to existing commercial areas in the Huntsville, Eden, Old Eden, Trapper’s Loop junction, and ski resort areas.

2.1- Revise ordinances to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, lighting, landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements **may include** agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley.

2.2: Amend ordinances to limit the maximum size of retail businesses in Ogden Valley to 30,000 square feet. **Monitor** the demand for additional retail sales in the Valley to determine a possible future need for larger retail businesses.

3.1: Evaluate existing zoning standards **to ensure** that the standards for each Ogden Valley commercial area **will accomplish** the development and design objectives for each area.

3.2: Develop and adopt multimodal streetscape cross sections for commercial areas, and **implement key elements** during programmed road maintenance and upgrade projects. **Evaluate** current commercial development standards in Ogden Valley to **ensure** opportunities for internal and external connections for commercial developments.

3.3.1: Evaluate and revise the commercial sign standards for Ogden Valley to **promote** a consistent design theme **that is** compatible with the rural character of the Valley.

3.3.2: Consider development of an Ogden Valley community signage plan with an identifiable theme for noncommercial signs in the Valley. **Consider including** a plan for wayfinding signage.

Gateways and Viewsheds Implementation

1.1.1: Establish an Ogden Valley Gateway Overlay Zone to **manage development** in identified gateway areas, and **establish overlay zone boundaries** at each of the four Ogden Valley gateways: Ogden Canyon, Trappers Loop, North Ogden Divide/Avon, and the Monte Cristo Road. **Establish design standards** for development in the overlay zone areas.

2.2: Revise development standards to require clustering and site planning for all residential developments of six lots or more. **Require** site planning to **minimize** site disturbance and lot coverage on large lots. **Amend development standards to require** undergrounding of all utilities for new commercial development projects and for residential development projects of 10 units or more.

3.2.1: Amend ordinances to revise ridgeline and hillside development standards to **ensure** that the natural ridgeline form **is protected** from identified viewpoints throughout the Valley and that hillside development is designed to **minimize** visual impacts.

3.2.2: Establish a View Corridor Overlay Zone with setback and design standards to **manage** development along identified sections of Valley roadways to **preserve** mountain and reservoir viewsheds.

1.1: Develop and adopt multimodal streetscape cross sections for commercial areas, and **implement key elements** during programmed road maintenance and upgrade projects.

1.2: Establish comprehensive streetscape standards for new residential streets in Ogden Valley, **including** consistent landscaping, lighting, paving patterns, and other public improvements.

1.1: Survey, document, and maintain a database of all historic and cultural properties.

1.2: Require that new development or redevelopment is architecturally and visually compatible with nearby historic properties.

1.3: Develop a historic/cultural site protection program to **minimize the loss** of historic and architecturally significant properties in the Valley.

1.1: Evaluate the current dark-sky lighting ordinance for consistency with dark-sky policy and current technology; **identify** possible updates.

1.2: Evaluate current dark-sky sign ordinance for community character effectiveness and competitiveness with other Amenity West communities; **identify** possible updates.