



OGDEN VALLEY
GENERAL PLAN

PLAN STUDY



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INTRODUCTION

This Plan Study is a companion document to the Ogden Valley General Plan document and contains background and supporting information that was collected during the General Plan update process. The Plan Study is organized to parallel the chapter structure of the General Plan and contains background information relevant to each General Plan element. The General Plan text provides summary information and conclusions that form the basis for establishing the goals, policies and implementation of the Plan. This Plan Study also includes more detailed information and ideas for implementation strategies that are described in the General Plan.

The Public Involvement section includes summaries of the public involvement events and processes. In order to prepare for the early public involvement workshops, snapshots of information relevant to the Plan elements were prepared. Although the snapshots were prepared as part of the public involvement process, they are reported in each Plan element section so that the development of the information and analyses that led to development of the Plan element goals, policies and implementation are presented in chronological order.

PUBLIC INVOLVEMENT

Effective general plans are based on the character of the community and the values held by its residents. This plan was based on broad input received through an extensive and multifaceted public involvement process. The process was designed to help the community drill down to core interests, desires, and concepts about the way Ogden Valley should develop in the coming years. Considering the amount of planning in the Valley over the past two decades, it was imperative that the community was enabled to think broadly about the future without the pressure of filtering their thoughts through past planning constraints. The process was designed to bridge the community's imagination about the future in order to challenge the perceptions of the past.

In addition to clarifying the community's vision for the desired future of the Valley, public input was useful for determining the effectiveness of past planning efforts and was instrumental in identifying new opportunities and new priority projects for the future.

The consultant team used a variety of methods to gain the broadest possible participation and input from Valley residents and stakeholders. Early in the project, the team held one-on-one and small-group interviews with a cross section of over 30 community leaders and representatives. A Citizen Advisory Committee was formed to offer feedback on project events, review draft materials, and brainstorm ideas and implementation strategies. The Ogden Valley Plan website (www.ValleyPlan.com) was established as an informational hub for the planning process, providing links to documents and notification of opportunities to participate. After each major event, materials were posted online to continue the dialogue and to give those not in attendance a chance to participate.

Four open houses and workshops were held to inform and gather feedback from the community during different phases of the process. After some workshops, online surveys were used to help answer follow-up questions. By using online surveys to complement the workshops, feedback was compiled consistently and effectively across mediums. Mobile workshops were held at various locations throughout the Valley to engage different demographics, and presentations at the junior high school brought together different perspectives.

5,000

postcards mailed to residents and businesses

400

interested residents and businesses on the project email list.

1,649

engaged through www.ValleyPlan.com

307

online survey responses received

320

written public comments submitted

These numbers are prior to the Draft Plan Open House held on October 28, 2015.



Visioning Workshops

Visioning Workshops were held as the first opportunity for public engagement in the process of updating the 1998 Ogden Valley General Plan to identify key issues and priorities to be examined during the plan update project and to articulate elements of the community vision. The events were held on November 6 at Snowcrest Junior High in Eden, and November 7 at the Weber County Ogden Valley Branch Library in Huntsville.

The General Plan relies on broad community input to express the community's values and over 200 residents and property owners participated at the workshops. The workshops were publicized by sending out more than 5,000 postcards to all Ogden Valley property owners; posting online announcements at www.ValleyPlan.com and on the County's social media pages; publishing announcements in the Ogden Standard Examiner; and through word of mouth from active community groups.

At the meetings, informational boards explained the impetus for an update to the Ogden Valley General Plan, described general characteristics of the Valley, and displayed key facts about how the Valley has changed in the last decade. Supplemental materials were provided at the workshops and online to illustrate current conditions and trends for demographics, housing, economics, land use, transportation, parks, recreation, open space, and trails in Ogden Valley.

Participants could drop by at any time during the workshops to review materials and participate in discussions with facilitators and fellow community members. Three discussion stations focused on different themes: Economics & Commercial Development, Land Use & Transportation, and Parks, Recreation, Open Space, & Trails. At each station, participants were asked, "What would you like to be different in Ogden Valley in 20 years?" and "What would you like to be the same in Ogden Valley 20 years from now?" The ideas of workshop participants are reported below.

ECONOMIC AND COMMERCIAL DEVELOPMENT

In general, opinions are mixed about the role of commercial development in the Valley. Many feel that Ogden City's proximity to the Valley serves commercial and retail needs appropriately. Some indicate that a little more retail would be nice, while others express the desire for enough commercial that tourists can leave more economic benefit behind. The sentiment that any new retail businesses should be locally owned was very strong. Many indicated that big box stores or chain stores are not favored, and that no new retail businesses should be built until existing businesses are near capacity.

Much of the conversation focused on what future commercial development should look like. A common value is that commercial development should not be located near gateways to the Valley or along major highways. Generally, Huntsville's model of retail businesses tucked inside the town was supported. Many would like to see architectural design standards similar to those of a mountain or western town – not only for building development, but also for streetscapes and civic places. In general, participants agreed that commercial buildings should not be developed in large strip centers, but should instead be individual storefronts matching in general style.

The topic of whether commercial development should be organized in nodes was a key point of conversation. Many of the participants desire a "main street" type of development or a commercial center for the whole Valley, while others support a development concept with commercial nodes in key places throughout the Valley. A few participants expressed leaving development as-is with no nodes or main commercial center.

The majority of participants expressed some type of desire to have Valley events (marathons, triathlons, etc.) organized to benefit the Valley in some way. Ideas ranged from having race participants pay a fee to fund open space acquisition or Valley roads/amenities, to establishing enough lodging or eating establishments to encourage local spending. A few supported either capping or altogether eliminating organized recreation events in the Valley.

TRANSPORTATION

Transportation was the topic that generated the most conversation and comment. Most of the 86 transportation comments focused on four subjects, Ogden Canyon, the four-way intersection in Eden, alternative modes of transportation, and access to the Valley in the case of emergency (which was commonly discussed in connection with the North Ogden Divide).

While many participants agreed that Ogden Canyon traffic can be dangerous and over-congested, there were differing opinions on how to mitigate conditions. Much of the conversation focused on multi-modal transportation; that is, adding transit or bike facilities in the canyon. Other participants thought that not allowing semi-trucks or widening the road were the best solutions.

The 4-way intersection in Eden was a concern. Several participants indicate that the intersection is too busy, and worry that it may essentially fail as development at Powder Mountain intensifies. Many would like to see the intersection become a round-a-bout to help traffic movement, but others feel that the location does not have enough traffic to warrant a round-a-bout. Most agreed that no stoplights should be allowed.

Alternative modes of transportation were a common conversation. Bike paths, pedestrian paths, and a major pathway all around Pineview Reservoir are generally supported. Many participants express a desire for public transit service in the Valley, at least during rush hour. There are many ideas on how public transit could be organized, such as a loop around the reservoir, connecting to the ski resorts, or connecting the library to the schools. Many felt that if UTA cannot justify service, then Weber County should explore creating their own system. Emergency access to the Valley was a final major topic. If North Ogden Divide is blocked for construction, and Ogden Canyon has a marathon, it presents a great concern for emergency access. Not many solutions to this concern were presented, but one idea with mixed feedback is improving the Liberty to Avon road.

GOVERNANCE

A strong theme from participants was a sense that realtors and developers get too much say in what happens in the Valley, and residents' interests aren't observed in land-use decision-making. There is also considerable concern about a perceived lack of representation and advocacy for Valley interests on the County Commission. Many commented that Valley issues are often subordinated or altogether lost in decision-making that focuses on Weber County and Wasatch Front issues. A major local governance challenge exists in relation to management of Pineview Reservoir. Better cooperation between government agencies and managing personnel is desired, as well as more enforcement for activities taking place at the reservoir. Better enforcement of County ordinances (e.g., sign ordinances) was also brought up.

LAND USE AND HOUSING

The majority of the discussion in regard to land use and housing focused on whether the current prevailing 3-acre density zoning is appropriate, and how many units at maximum build-out the Valley can support. There are mixed views of this density standard; some feel it encourages weed patches while others feel it preserves the rural atmosphere.

Clustering, Transfer of Development Rights, and Purchase of Development Rights were discussed. While many support TDRs and PDRs in concept, some are unconvinced that they actually work to help manage development patterns and preserve open space. Clustering of development likewise received mixed responses, with many supporting it as a way to preserve the open space of the Valley, while others consider it potentially inconsistent with rural character because it does not match the agricultural or farm-land archetype.

Several participants offered criticism of clustering and TDRs. Many feel TDRs haven't been used as growth



management tools, but have instead resulted in density bonuses and more units of development in the Valley. Others see the potential to use TDRs to encourage multifamily housing in the Valley as an alternative to more sprawling patterns of single-family development on the foothills of the Valley. Many indicated that the best locations for denser development would be in Eden or at the ski resorts. Participants commonly expressed difficulty understanding or visualizing the Valley with upwards of 20,000 units, and felt that the Valley infrastructure could not support that quantity of development.

Another common sentiment is that the Valley is becoming too expensive, and that families and generations are being “priced-out” of living in the Valley. Several respondents indicated that very expensive homes and land sales are causing escalating property taxes that are not affordable. Several younger participants indicated that they would like to live in the Valley as adults “if they could afford it”.

OPEN SPACE AND THE ENVIRONMENT

The most widespread value statements in the visioning workshops centered on the love of the rural atmosphere, open pastures, and mountains in the backdrop. Open space is a central value for Valley residents. Many consider the preservation of open space to be the most important means for protecting the character of the Valley. Participants want open space that protects view sheds, and want the Valley to stay visually similar to its current condition. Open space along all major roadways was commonly mentioned, as well as open space between houses. This was noted as a way to keep the rural character of the Valley. Several participants mentioned the need for an Open Space Coordinator position at Weber County.

Since nearly every participant agreed with open space preservation, much of the discussion focused on how to do it. Park City was brought up commonly as a case study, as they bonded for open space with around 80% support in the last election. Conservation easements and support for the Ogden Valley Land Trust were also expressed.

Several other desires were mentioned in relation to visual quality. Ridgeline protection was the most common element drawn on the land use and open space maps. It is important to many residents that ridgelines are protected, and also that current County ordinances be enforced to ensure protection of visual resources during development review. Protecting wildlife areas and access to rivers and streams was discussed widely, and Dark Skies were commonly mentioned as important to incorporate into the General Plan in order to keep the rural atmosphere of Ogden Valley.

Some also expressed the desire to be proactive about environmentally friendly practices, such as household recycling and environmental building practices.

WATER AND AIR

The conversations on water quality and availability were important in relation to future growth. Many felt that we do not know or understand the water constraints in Ogden Valley and are unsure if the Valley can sustain the growth that might occur under current zoning. This concern was also expressed for septic systems. Although support for a community-wide sewer system was expressed to preserve water quality, others were concerned that a Valley-wide system could stimulate growth.

Air quality was also discussed. Participants were concerned with how future growth would affect air quality, especially given the Valley’s heavy reliance on automobiles for mobility. They expressed the desire to have environmental friendly standards, such as restricting the use of fireplaces or wood burning stoves, and considering transit solutions. They do not want Ogden Valley to have to deal with the same air quality problems that the Wasatch Front and Cache Valley experience each year.

PARKS, RECREATION, AND TRAILS

Pineview Reservoir is a focal point for Valley life and recreation. Conversation centered on concerns about the capacity of the reservoir to support growing use. Many discussed the sentiment that there are too many boats at once, and they provided various suggestions on mitigations such as limiting boat size. Additionally, concerns were raised for non-motorized recreation users' safety. The desire for a complete destination trail around Pineview Reservoir was frequently mentioned. Parking demand, user fees, and facility management were all topics raised in reference to Pineview Reservoir management.

Although participants were happy with the strides to build more trails in recent years, there is common sentiment that trails need to be better connected throughout the Valley. There was mixed discussion on need for motorized recreational vehicle access on these trails, with some in support and others against. There was also interest in developing more equestrian trail opportunities. A trail up Ogden Canyon was generally supported. There was little conversation on recreation facilities, like courts or fields, but respondents did express support for additional parks.



Scenarios Workshop

The Scenarios Workshop was held to review and comment on alternative growth strategies to be considered moving forward in the General Plan update process. The workshop was held on February 26 at Snowcrest Junior High in Eden, with mobile outreach the following day around the Valley. 66 individuals signed-in for the meeting, with an additional estimated 20 individuals that participated but did not sign-in.

Three alternative future growth scenarios were presented (below). Informational boards explained the scenario and its components. Participants were invited to comment on what they liked or didn't like about each scenario, as well as give ideas on their own ideal future scenario. The intent was to find out what aspects of each scenario the community would like the consultant team to evaluate and flesh out as potential growth management strategies. No individual scenario was proposed as a single way to move forward, but as a collection of ideas and options to provide comment on.



On pages 9 - 11 are the results from each scenario. Participants were asked to measure how each scenario performed given the below criteria, with 1 being the worst and 3 being the best. Although these score cards do provide us with a snapshot of the participant's feelings on possible scenarios to measure, some participants placed more than one sticker by their vote, which might have swayed the outcome.

The scenarios in Figure 1 are color coded based on amount of sticker dots received in each category. Red is the lowest amount of dots, green is the highest, and yellow is in the middle.

Figure 1: Scenario Poster Results

Business as Usual

| Natural Environment | 1 | 2 | 3 |
|---|----------|----------|----------|
| Preservation of views | 10 | 2 | 9 |
| Preservation of natural assets | 10 | 2 | 8 |
| Farm acreage protected | 8 | 1 | 9 |
| Air and water quality | 8 | 1 | 8 |
| Dark sky quality | 12 | 1 | 10 |
| Social Environment | | | |
| Development values compensated | 3 | 2 | 10 |
| Diversity of employment | 6 | 1 | 6 |
| Recreational quality | 6 | 0 | 8 |
| Jobs per household | 3 | 1 | 6 |
| Preservation of heritage | 5 | 1 | 11 |
| Built Environment | | | |
| Commercial diversity (services available) | 5 | 3 | 7 |
| Housing diversity | 6 | 2 | 7 |
| Access to water, sewer, and power systems | 7 | 1 | 8 |
| Retention and promotion of character | 6 | 2 | 6 |
| Mobility choices available | 6 | 2 | 6 |



Villages and Farms

| Natural Environment | 1 | 2 | 3 |
|---|----------|----------|----------|
| Preservation of views | 5 | 3 | 15 |
| Preservation of natural assets | 4 | 3 | 11 |
| Farm acreage protected | 5 | 3 | 15 |
| Air and water quality | 13 | 2 | 15 |
| Dark sky quality | 6 | 4 | 15 |
| Social Environment | | | |
| Development values compensated | 7 | 9 | 1 |
| Diversity of Employment | 4 | 6 | 1 |
| Recreational quality | 6 | 1 | 7 |
| Jobs per household | 5 | 5 | 0 |
| Preservation of heritage | 6 | 8 | 3 |
| Built Environment | | | |
| Commercial diversity (services available) | 7 | 7 | 2 |
| Housing diversity | 6 | 6 | 2 |
| Access to water, sewer, and power systems | 12 | 1 | 4 |
| Retention and promotion of character | 2 | 6 | 8 |
| Mobility choices available | 5 | 6 | 1 |

Town Centers

| Natural Environment | 1 | 2 | 3 |
|---|----------|----------|----------|
| Preservation of views | 13 | 2 | 20 |
| Preservation of natural assets | 14 | 2 | 16 |
| Farm acreage protected | 16 | 8 | 14 |
| Air and water quality | 19 | 1 | 12 |
| Dark sky quality | 15 | 3 | 9 |
| Social Environment | | | |
| Development values compensated | 11 | 5 | 2 |
| Diversity of Employment | 9 | 2 | 4 |
| Recreational quality | 9 | 4 | 2 |
| Jobs per household | 9 | 2 | 3 |
| Preservation of heritage | 14 | 4 | 4 |
| Built Environment | | | |
| Commercial diversity (services available) | 12 | 1 | 6 |
| Housing diversity | 11 | 2 | 6 |
| Access to water, sewer, and power systems | 7 | 3 | 6 |
| Retention and promotion of character | 14 | 2 | 4 |
| Mobility choices available | 21 | 2 | 4 |



Community Choices Workshop

The Community Choices Workshop was held on Thursday, April 30th at the Weber County Ogden Valley Branch Library in Huntsville. The meeting was noticed on www.ValleyPlan.com, on social media pages, in the Ogden Standard Examiner, through General Plan email lists, by signs placed throughout the Valley, and through word of mouth from active community groups. Over 100 citizens were engaged at the workshop.

An informational presentation was given at the workshop as an overview of existing conditions, growth pressures, and of the Big Ideas Survey results. Following the presentation, the participants broke into 5 small working groups to workshop through “choices” questions and to help establish a future land-use map. Supplemental materials were provided at the workshop and online to illustrate key questions and visual examples of options. Following the break-out session, the group reconvened in to give a report of recommendations from their groups. Electronic voting for preferred ideas was set up, but unfortunately time ran out to use this tool. Participants were still able to share their group’s recommendations, which was the goal and intent of the reporting exercise.

Following the workshop, on Friday, May 1st from 3:00 – 6:00 pm, the consultant set up a mobile plan station at the Valley Market to reach individuals who were not able to make it to the workshop or who did not know about the workshop. It is estimated that 30 individuals participated in this event, about half unaware of the prior workshop and half aware, but unable to attend the night before. The ideas of participants from both events are reported below. The consultants received valuable information on every category and felt they had enough public comment to move forward, except on the topic of Land Use, where there was still some question regarding public support for alternative ways to manage future land development and growth.

The consensus recommendations and questions included:

TRANSPORTATION AND INFRASTRUCTURE

- Ban semi-trucks from using Ogden Canyon.
- Consider mass transit within Ogden Valley and out of the Valley.
- No additional roads, but encourage traffic to use Trapper’s Loop
- A park and ride lot is needed at bottom of canyon.
- Put another lane on Trapper’s Loop.
- Water needs to be shown to be adequate for any development.
- Honor senior water rights before any new development is approved.
- No billboards.
- Guide road development to focus on clustered development.
- Be careful with road expansions, particularly in Ogden Canyon.
- Should there be a centralized water system or authority in the Valley?

OPEN SPACE AND SENSITIVE LANDS

- Support for a stricter County ordinance for lighting.
- Don’t build on ridgelines, hill tops, steep slopes or riparian areas, and limit slope development to 20% or lower slopes.
- Drop slope limit (from 30%) and require independent geotechnical studies
- Require dark sky preservation requirements on all future residential, commercial, and governmental development
- Dark sky should be required and phased in for all old building within 10 years
- Keep all open space that is currently designated
- Support Ogden Valley Land Trust/tax incentives for agriculture
- Prioritize protection of riparian and sensitive areas
- Move open space to government owned conservation easements for more protection
- Resist state grab of federal lands

- Create incentives for moving land into conservation easements
- Expand riparian zone

RECREATION AND COMMUNITY CHARACTER

- Support architectural design standards for commercial buildings.
- Support sustainable building codes
- Acquire land to expand parks
- Enforce zoning and complete implementation of agreements made on open space (Wolf Creek)
- Prioritize pathways and Pineview Reservoir for recreation funding
- Establish Old Eden design standards set tone for overall Valley feel
- Support Valley-wide signage design
- Management and overuse of Pineview is a problem.

COMMUNITY CENTERS AND ECONOMIC DEVELOPMENT

- Keep retail local.
- Minimize impact of chain restaurants.
- No big box stores
- Charge 10% for any event held in Valley (except events at resorts) to put towards open space preservation.
- Height limit on commercial building
- Design Standards for commercial development
- Keep commercial development in Old Eden village area, Huntsville, Wolf Creek village area, corner of Trappers Loop, and a little bit in Liberty. Let it fill in naturally.
- Cluster development around commercial
- Plaza, splash pad, or something similar by Old Eden town center
- Bring businesses to capitalize on outdoor setting
- At least one group reported that they would support building vertically to preserve other areas.
- More retail restaurants
- Design standards should include:
 - Lighting controls
 - Small footprint in high-density areas - built up
 - 4 story maximum

LAND USE AND NEIGHBORHOODS

- Do people support preserving subdivisions with no requirements for curb, gutter (allow them to use dirt roads rather than paved roads)?
- Bond for open space
- No density bonuses
- TDR's receiving areas away from sensitive areas
- Incentive for resorts: certain high value areas may get higher bonuses
- No support for downzoning
- Open space initiative/bond for open space Valley needs money to preserve open space
- Open space needs to be combined into common area land to be taxed differently
- Ogden Valley Land Trust needs to be involved in open space preservation decisions.
- Make an environment where large landowners want to come here.
- Write a preservation subdivision ordinance that large land owners can qualify for -- allow them to divide their land and give to their kids.
- Cluster all subdivisions not mandatory, use incentives
- Support cluster subdivisions
- See PRD/TDR in rural subdivision
- #1 is that General Plan needs to be enforced



3-D Buildout Rendering

One of the most important considerations and the focus of discussions of the future of Ogden Valley is the long-term potential for development of new residences in the Valley. There are currently about 3,600 dwelling units in the Valley. When the last general plan was adopted in 1998, a long-term build-out of a total of 6,200 residential units was contemplated, nearly double the current number. The 2005 Ogden Valley Recreation Element of the General Plan estimated an ultimate build-out of as many as 16,000 units, and Weber County's most recent analysis suggests that, if every currently authorized density unit, based on existing zoning, were built there could be as many as 24,000 residential units in 30 years. A number of physical and other limitations would most likely ultimately result in a smaller number of residences, but all of these scenarios would have significant implications for the built, natural, and social environments of Ogden Valley. In any event, the number of residences in Ogden Valley is expected to grow significantly in the coming years. Early in the Ogden Valley planning process, discussions stalled at one key question: "what should we do about future land use in the Valley?"

Discussion of substantial growth in the abstract made it difficult for Valley residents and landowners to comprehend potential impacts, and project planners found it difficult to move forward in the planning process knowing that the public needed additional, more understandable information to provide informed input on future land uses. In order to put the numbers and planning information into an understandable context, project planners developed a 3-D rendering of Ogden Valley that depicted various future growth scenarios for consideration by project participants. The rendering was developed on a base three dimensional image of Ogden Valley which could be moved to show differing perspectives of the Valley. Natural features, structures and other development features were then placed into the rendering to depict current and future alternative growth scenarios. Three stages of Valley development were prepared.

As a starting point, Scenario 1 was developed to show the approximately 3,600 current residences and other structures placed on the 3-D base in their current locations and relative sizes;

There are currently 2,563 platted but as yet unbuilt residential parcels in Ogden Valley, and approximately 5,300 master planned approved but unbuilt units at the Snowbasin and Powder Mountain resorts. No additional discretionary approval is required for these units to be built. Scenario 3 added these 7,863 future development units to the base rendering in their approved locations and scales in order to visualize the effects of build out of the already approved residential units.

In addition to existing and approved but as yet unbuilt development, the Ogden Valley planning area has approximately 200,000 acres of land that carries some development authorization through current zoning. Much of this land is located in the hillside and mountainous areas of the Valley and future development would be difficult in these areas. However, approximately 22,000 acres of currently zoned but undeveloped land is located on the Valley floor in areas that would be relatively easy to develop. Project participants and planners don't believe a scenario with 24,000 new residential units is realistic. In order to depict a reasonably possible future growth scenario for planning purposes, project planners prepared Scenario 3 by locating an additional 4,000 residential units on the Valley floor and clustered in nearby foothills, in order to depict a future buildout of approximately 15,000 residential units.

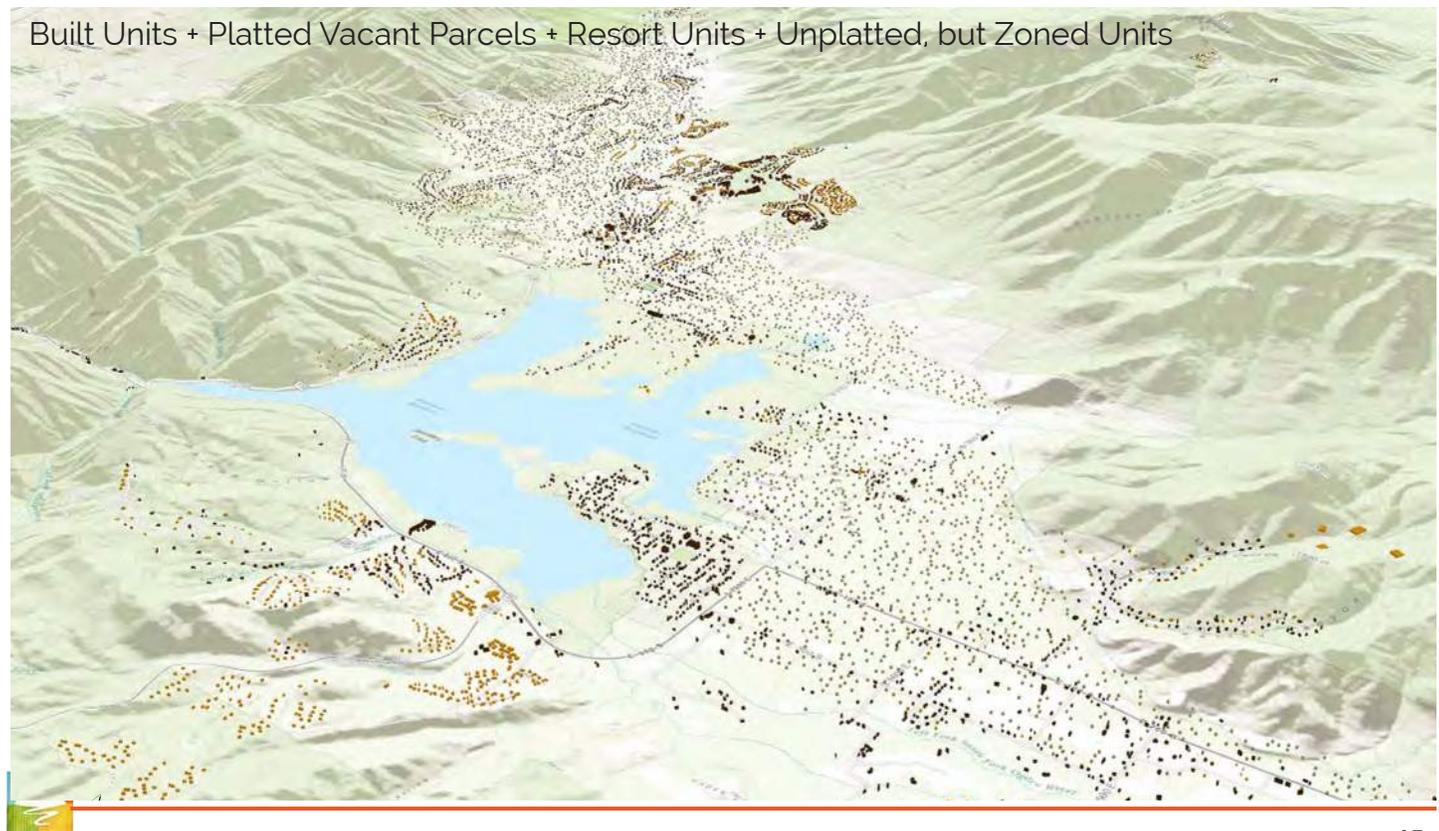
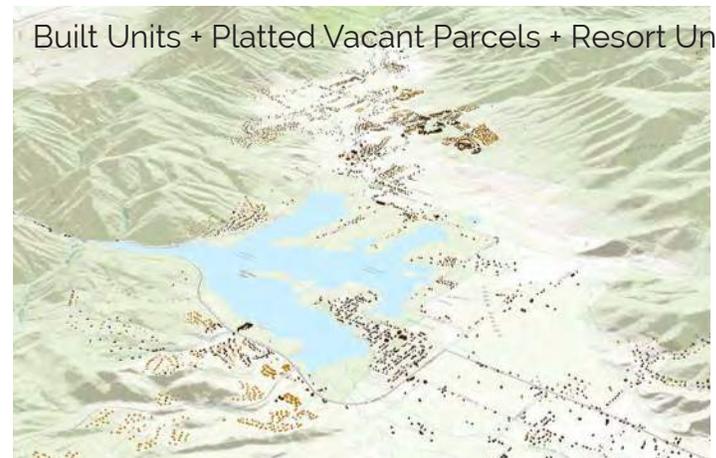
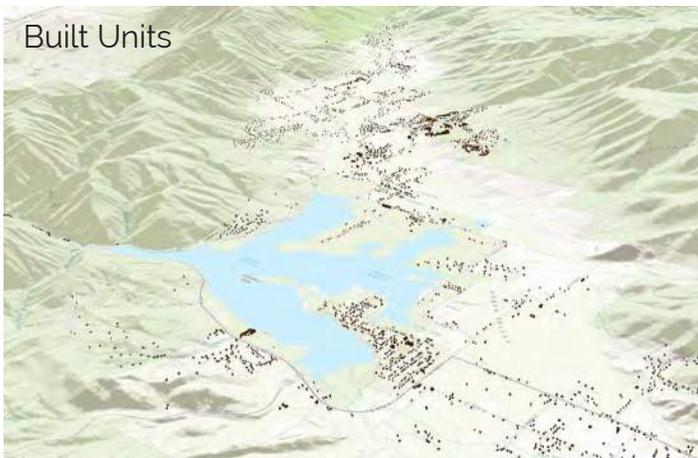
Scenario 3 was developed by using ArcGIS (a geospatial analysis software) to place as many units as could fit in the AV-3 zoned area and on agricultural parcels 10 acres or larger on the Valley floor according to current zoning (1 unit per 3 acres). This approach was taken because it would be relatively easy to develop on the Valley floor as compared to other areas of the Valley. This exercise resulted in running out of space for the full 4,000 units. To reach the full 4,000 units, additional units were placed in other open spaces on the Valley floor (specifically on Lake Town and near Nordic Valley) or in the foothills. Units were not placed on areas with steep slopes, environmental sensitivities, and designated open spaces in order to make the rendering as realistic as possible. Designated open space included lands owned by the Ogden Valley Land Trust, open space from development agreements, etc.

The 3-D rendering scenarios were displayed at the Choices Workshop after a presentation was given to discuss expected population growth, a fiscal analysis, and a transportation analysis. The first scenario showed development in the Valley, and was followed by Scenario 2 showing current and unbuilt platted and approved units. Meeting participants were generally accepting of this level of development which would result in a total of approximately 11,500 residential units located primarily in the resorts and on the Valley floor and foothills. Scenario 3 showing an additional 4,000 residences future buildout at approximately 15,000 raised concerns among project participants. Following

the presentation, key questions about future land use were discussed, including ideas about how to reduce or minimize the impacts of likely future development in the Valley.

The 3-D rendering offered information to project participants that created a tangible image of the present and future of Ogden Valley, and prompted discussion of the challenges and opportunities of future land use in a way that provided the public clear understanding of what the Valley could look like under current zoning potential. This allowed participants to critically think about what level and type of development was acceptable to them. This led to discussion of various land use tools, like clustering the purchase or transfer of development rights, with greater understanding of what they could do for future land-use patterns. The rendering was also made available on the project website for participants to download and review at home in Google Earth.

| RENDERING | |
|--|---------------|
| Built Units | 3,762 |
| Platted Vacant Parcels and Approved Resort Units | 7,863 |
| Total Built, Platted, Approved | 11,625 |
| Unplatted, but Zoned Units | 4,000 |
| Total Units Rendered | 15,625 |



BIG IDEAS SURVEY SUMMARY

Following the Scenarios Workshop, a Big Ideas Survey was used to solicit follow-up feedback regarding the emerging themes in public comments. The survey was available online and in hard copy at a mobile event at the Valley Market. The survey presented a variety of ideas expressed at the Scenarios Workshop. The survey received 226 responses (189 completed surveys, 37 partially complete). Respondents were from all over the valley and even some outside of the valley. 50% identified as Eden of their place of residence, 22% as Huntsville, 14% as Liberty, 10% as Ogden Canyon, and 4% outside of the Valley. The most popular ideas from this survey, along with feedback received at the Scenarios Workshop, were used to inform the Choices Workshop.

Participants were asked to rate each idea on a scale of 1 - 5, with 5 being the best and 1 the worst. Table 1 shows the average rating for each idea. For the full 52 page summary report, please see the appendix of this document.

Table 1: Big Ideas Summary Table

| | Big Idea | Average Rating |
|----|--|----------------|
| 1 | Prohibit development on ridgelines. | 4.38 |
| 2 | Acquire sensitive wildlife habitats and protect as open space. | 4.33 |
| 3 | Prohibit development in riparian areas and immediately adjacent to creeks, rivers, and Pineview Reservoir. | 4.28 |
| 4 | Enhance and complete the pathway around Pineview Reservoir. | 4.19 |
| 5 | Underground all power infrastructure over time. | 4.17 |
| 6 | Watershed protection ordinance to control new water system development. | 4.14 |
| 7 | Prohibit development within a buffer adjacent to scenic corridors throughout the valley. | 4.13 |
| 8 | Require future commercial development be in currently defined commercial zones. | 4.09 |
| 9 | Focus future transportation spending on maintaining existing roads. | 4.05 |
| 10 | Acquire non-agricultural land for open space. | 4.04 |
| 11 | Prohibit development on hillsides and steep slopes. | 4.04 |
| 12 | Sensitive lighting requirements to protect night sky visibility. | 4 |
| 13 | Open space protection through conservation easement. | 3.99 |
| 14 | Require all commercial development to meet strict "non-strip/non-box" or "mixed-use" development standards. | 3.97 |
| 15 | Disallow chain establishments Valleywide. | 3.97 |
| 16 | Keep economic activity centers in Ogden City. | 3.9 |
| 17 | Connect pathways and trails throughout the Valley. | 3.82 |
| 18 | Create consistent architectural design standards for commercial development. | 3.81 |
| 19 | Open space protection through land acquisition. | 3.78 |
| 20 | Increase boat fees, especially for large boats, at Pineview Reservoir. | 3.65 |
| 21 | Promote the unique identity of Ogden Valley through uniform signage design. | 3.65 |
| 22 | Place a moratorium on new development until at least 50% of existing approved development is built. | 3.62 |
| 23 | Require new development to meet strict design guidelines for landscape, sidewalk, lighting, etc. | 3.61 |
| 24 | Reduce housing density (downzone) in select areas. | 3.58 |
| 25 | Solar or other renewable energy requirements or incentives for new construction in the Valley. | 3.55 |
| 26 | Develop a "valley use conservation fee"; assess on participants of organized recreation events and use proceeds for conservation and event infrastructure. | 3.54 |
| 27 | Establish greenbelt buffers between neighborhoods. | 3.51 |
| 28 | Develop a valleywide infrastructure improvement plan and budget. | 3.5 |
| 29 | Acquire agricultural lands for open space. | 3.47 |
| 30 | Cap current development and redistribute in more efficient patterns (Transfer of Development Rights). | 3.47 |
| 31 | Promote development in existing, already defined neighborhoods or centers. | 3.42 |
| 32 | Do not allow full-scale sewer/water systems for new development; allow natural constraints and resources to control development decisions. | 3.4 |
| 33 | Open space conservation funding from event fees. | 3.35 |
| 34 | Air quality ordinances (emission inspection, anti-idling, woodburning, etc.) | 3.34 |
| 35 | Require municipal-style services (water, sewer, power) to be provided as a condition for all new developments. | 3.33 |
| 36 | Focus economic development on recreational tourism. | 3.3 |
| 37 | Create more trails to accommodate diverse user groups (mountain biking, horseman, OHV, etc.). | 3.29 |

Continued

| | | |
|----|--|------|
| 37 | Create more trails to accommodate diverse user groups (mountain biking, horseman, OHV, etc.). | 3.29 |
| 38 | Reduce development entitlement through acquisition or Purchase of Development (PDR) tools. | 3.29 |
| 39 | Drinking water delivery and treatment systems Valleywide. | 3.28 |
| 40 | Create a Historic Preservation Master Plan for the Valley. | 3.27 |
| 41 | Pursue highway-separated multiple use paved pathway in Ogden Canyon. | 3.26 |
| 42 | Open space protection through clustering. | 3.24 |
| 43 | Develop comprehensive emergency services in the Valley. | 3.23 |
| 44 | Create uniform streetscape requirements for the valley. | 3.19 |
| 45 | Expand existing community parks in Liberty and Eden. | 3.18 |
| 46 | Develop historic protection requirements for homes and buildings over 100 years old. | 3.18 |
| 47 | Identify historic districts and produce design guidelines for compatible development. | 3.09 |
| 48 | Design a valley-floor commercial plaza to enjoy music, festivals, and markets. | 3.09 |
| 49 | Encourage most new development in the resort areas. | 3.06 |
| 50 | Do not widen Ogden Canyon; focus on Trapper's Loop. | 3.01 |
| 51 | Open space conservation funding from sales tax increment. | 2.99 |
| 52 | Develop a main-street commercial area in Eden. | 2.98 |
| 53 | Cluster all foothill residential development in an overlay zone. | 2.98 |
| 54 | Cluster all new residential housing. | 2.91 |
| 55 | To control traffic flow, install an easy-flow traffic solution (round-a-bout) at the four-way stop in Eden | 2.91 |
| 56 | Adopt a recreation impact fee program to fund recreation investments for residents. | 2.9 |
| 57 | Improve parking and access to Pineview Reservoir. | 2.89 |
| 58 | Valleywide sewer system. | 2.85 |
| 59 | Transit systems designed to reduce future auto use. | 2.81 |
| 60 | Greater develop the Valley's education system, including schools. | 2.76 |
| 61 | Focus economic development on outdoor-industry companies. | 2.74 |
| 62 | Hire a County Open Space Coordinator to manage protection in the Valley. | 2.67 |
| 63 | Focus economic development on agritourism. | 2.67 |
| 64 | Hire a County Trails Coordinator for trail plans and maintenance. | 2.67 |
| 65 | County-sponsored agritourism economic development program. | 2.6 |
| 66 | Widen Ogden Canyon Road shoulder to accommodate bicycles and pedestrians | 2.6 |
| 67 | Focus economic development on local retail opportunities. | 2.48 |
| 68 | Invest in a new park at the south end of the Valley. | 2.45 |
| 69 | Broaden the zones where vacation rentals (renting out own home, like AirBnB.com) are allowed. | 2.39 |
| 70 | Invest in a comprehensive Valleywide public transit system. | 2.36 |
| 71 | Require a mix of new residential housing that supports a variety of income levels. | 2.32 |
| 72 | Gondola from Eden town to Powder Mountain. | 2.18 |
| 73 | Build a tunnel under North Ogden Divide. | 2.14 |
| 74 | Increase housing density (upzone) in select areas. | 2.13 |
| 75 | Open space conservation funding from property tax increase. | 2.11 |
| 76 | Build new roads to support increased demand. | 2.11 |
| 77 | Focus economic development on new jobs in the Valley. | 2.06 |
| 78 | Develop more hotel and accommodation opportunities in the Valley. | 1.98 |
| 79 | Promote development on underutilized and vacant land in the Valley. | 1.61 |



LAND USE SURVEY SUMMARY

Following the Choices Workshop, a Land Use Survey was used to help the public prioritize the land-use tools that could be used to achieve preferred outcomes. The key question of the survey was, How might residents want to modify future land-use outcomes for the Valley? The survey did not recommend a particular tool; the intent was for the community to establish its preferences. This evaluation exercise, in conjunction with the Choices Workshop and stakeholder feedback, were used to develop the preferred policy direction and future Land Use Map that form the substance of this General Plan. The survey received 59 total responses, 45 completed surveys and 14 partial surveys.

A key policy direction emerged from the Choices Workshop and in the Land Use Survey: there is a strong community desire to manage growth in a manner that minimizes the number and impacts of new residences in the Valley, but there is little support for a County-mandated reduction in development rights through downzoning or other similar means. To address concerns about growth pressures and impacts without mandating a reduction in allowable development units in the Valley, Weber County must focus on primarily voluntary means to manage growth trends. This General Plan identifies policies and implementation tools that emphasize voluntary means for managing the impacts of future growth in Ogden Valley.

Below is a summary of participants scores. Participants could rate each option on a scale of 1 - 5, with 5 being the highest. Ideas in green received an average rating above 3.9, red received an average rating of below 3.4. Black was somewhere inbetween 3.9 and 3.4. For the full 33 page survey summary, please see the appendix of this document.

1. Reduce Future Development Potential. (4.08)

1. Development prohibition on sensitive lands (e.g. steep slopes, riparian areas, etc.).
2. Purchase of conservation easements
3. Encouraging and accommodating donation
4. Purchase of development rights
5. Fee-simple land purchases
6. Down zoning

Participants could rate each option on a 1 – 5 scale, with 5 being the highest.
Above 3.9 Average
Below 3.4 Average

2. Require Future Development to be more efficient. (3.42)

1. Prohibit density bonuses
2. Define additional areas for TDRs
3. Require future development to be clustered
4. Continue to use TDR's as the primary tool
5. Within designated areas, allow landowners to opt-in to becoming TDR receiving areas

3. Not change future land use. Allow current zoning to play out. (2.59)

1. Cap total development.
2. Require strict architectural, landscaping, and aesthetic design requirements for commercial development.
3. Strengthen ordinance framework in specific ways.
4. Require future development to have municipal utility service (e.g., water and sewer).
5. Designate future commercial areas.

Citizen Advisory Committee

To assist in the creation of the General Plan, a Citizen Advisory Committee was formed. A group of 13 residents, business owners and tenants, property owners, community organization, and commission were chosen by Weber County Planning staff as representatives to serve on the Citizen Advisory Committee (CAC). The CAC is an ad hoc committee established to advise staff and consultants on community issues during the planning process for the General Plan Update.

A primary responsibility was to review work products, including vision statements, surveys, and goals and policies that helped form the General Plan. They also provided effective feedback on how to gather public input and played an active role in facilitating discussion within the community.

Participation by members appointed to the CAC is temporary and voluntary; the roles and responsibilities of its members will terminate with County Commission Adoption of the General Plan, which is anticipated to occur in early 2016.

Advisory Committee Members:

John Loomis
Janet Muir
Debbie Kearl
Jan Fullmer
John Lewis
Paul Judd
Laura Warburton
Mayor Jim Truett
Lisa Pack
Bailey Family Representative
Rob Thomas
Jeff Burton
Commissioner James Ebert



Land Use

The Existing Conditions Snapshot for Land Use prepared at the beginning of the planning process reported the following information:

HIGHLIGHTS

- The maximum build out for dwelling units has been a moving target for Ogden Valley. There are currently approximately 3,600 residential units.
- There is some debate on the success of TDRs/PDRs. A question has been what tools are available and applicable to Ogden Valley for guiding future development?
- Cluster development is generally supported, but “density bonuses” are not.
- The 2005 General Plan Recreation Element suggests that clustering could protect 30,798 acres of open space, while allowing for a total of 17,493 housing units.

PURPOSE AND GOALS

The Ogden Valley General Plan (OVGP) was completed in 1996 and adopted by the Weber County Commission in 1996 and 1998. The 1998 General Plan consists of two vision statements and corresponding goals:

Vision: Protect the natural beauty and natural resources of the Valley

Goal 1: Protect air quality and water resources

Goal 2: Protect open space and sensitive lands

Goal 3: Preserve wildlife and wildlife habitat

Vision: Maintain the Valley’s rural atmosphere and rural lifestyle

- Promote a sense of pride in the Valley’s history and heritage
- Require that development be compatible with the Valley’s rural character and natural setting
- Require that development and community services conform with the Valley’s natural resource capabilities
- Provide adequate emergency and medical services
- Protect agricultural land
- Recognize and respect private property rights
- Facilitate the smooth flow of traffic in and out of the Valley
- Enhance quality recreational opportunities

The 2005 General Plan Recreation Element (RE) also provides guidance for land use, addressing the subject rather heavily. This plan outlines a development analysis, issues and challenges, alternative development scenarios, and recommended policies and implementation strategies.

WHY IT MATTERS

For over two decades, land use and development questions have been a moving target for the Ogden Valley. There are currently about 3,600 dwelling units in the Valley. When the last general plan was adopted, a build-out of 6,200 units was contemplated in the General Plan (which would nearly double the current built environment). Later, the 2005 Recreation Element estimated a build-out of 16,000 units, and Weber County’s most recent analysis indicates that maximum density at current zoning would result in even more, perhaps as many as 24,000 in a timeframe of 30 years. Each of these scenarios has significant implications for built, natural, and social environments. How do we protect the character of the Valley as development and changing land-use patterns unfold?

OVERVIEW

As Ogden Valley adds residents, the community will need to decide how to facilitate this growth in a way they find appropriate. In general, land use and community design can achieve many ideals: they can be efficient and sustainable; support a multimodal transportation network; provide housing choices so that families may age in place, minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure.

The Valley's "carrying capacity" in terms of traffic, water supply, and waste water treatment are all important considerations. Growth has occurred more slowly than prior planning documents have predicted, due in part to the effect of the "great recession" on vacation and second home ownership patterns. The 1998 plan projected 6,200 units by 2018, and this was seen as a built-out condition. To help achieve this desired result, the Ogden Valley was rezoned from one housing unit per one acre to one housing unit per three acres. However, as a result of errors in analysis, a possible over-reliance on constraints assumptions, and perhaps geospatial data quality, the Plan did not predict outcomes that are now considered more realistic, with the potential for tripling or quadrupling that unit count.

Open space and the scenic beauty of Ogden Valley is a major defining feature of the Valley and are considered by many to be the Valley's most valuable asset. The need to protect this natural and aesthetic quality while encouraging quality resort and recreational development is clear. Current zoning, which allows for a low-density pattern of development, is seen as a threat to the future character of the Valley.

CLUSTERING

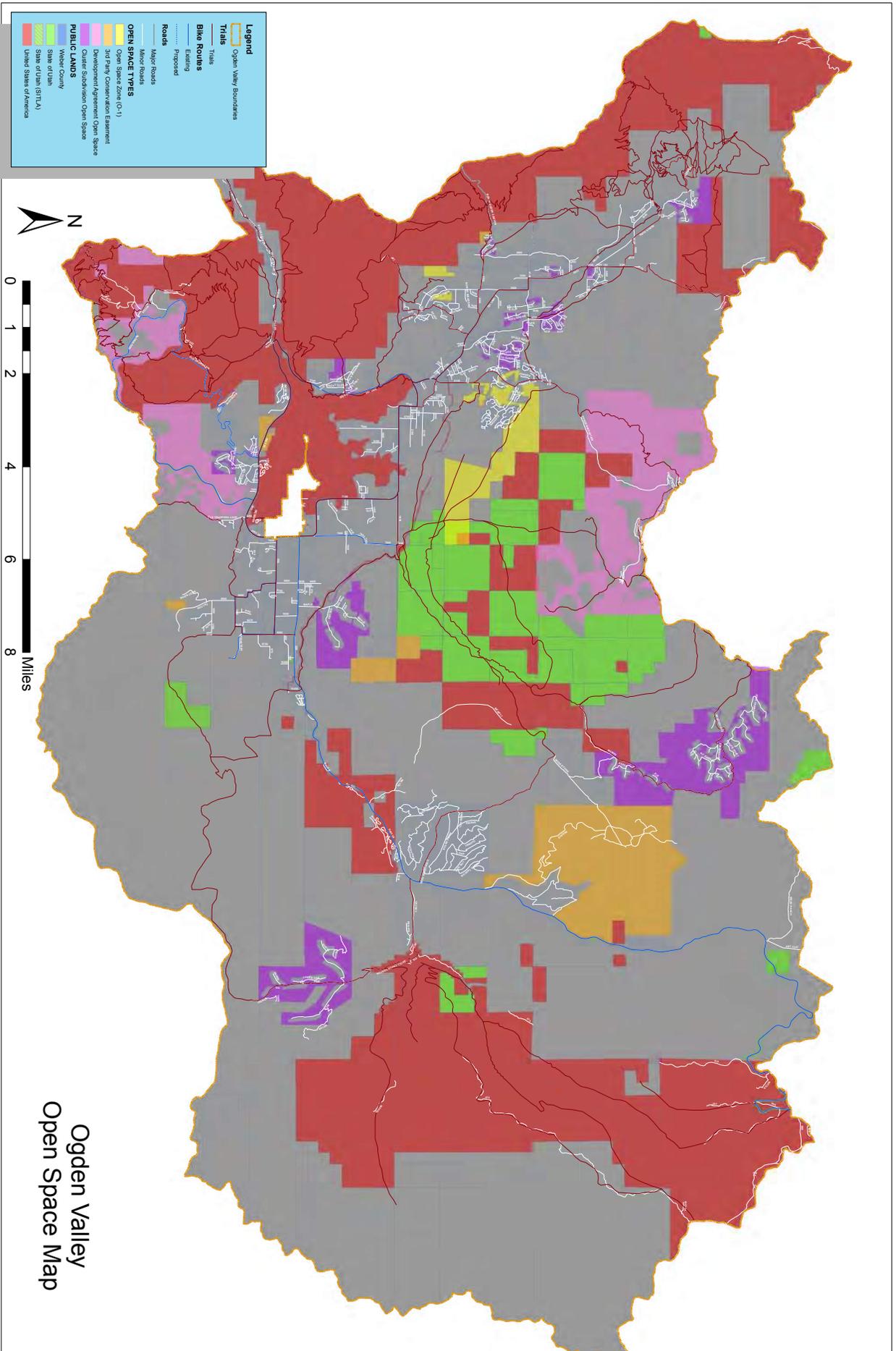
A key challenge is protecting private property rights while preserving open space. What is the best balance between development and open-space preservation in the Valley? The RE illustrates how higher development intensities would work through cluster zoning, which is allowable in the land use code. This is meant to encourage development in areas suitable for development, but also to preserve open space in exchange for higher densities within current zoning provisions. In the RE element, a 25 percent density bonus is given for "assertive use of clustering". It suggests that 17,493 housing units might be built in Ogden Valley if intensive clustering were encouraged. The potential open space protected by clustering is 30,798 acres. According to the Zoning Density Study, there are currently 57 clustered subdivision plats recorded in the Valley.

In the 2014 Maximum Zoning Density Study, the amount of private developable land (land with no significant environmental or geologic sensitivity and a slope less than 30%) was analyzed for clustering potential. Under a clustered subdivision pattern, land consumption decreased from 127K acres to about 94K acres (Table 1).



Table 1: Developable Private Land by Zone

| Zone | | Acreage | Net Developable Private Land ¹ |
|--|---------|-----------|---|
| Forestry Zone | F-40 | 150505.70 | 80189.29 |
| Forestry Zone | F-10 | 8972.90 | 8058.39 |
| Forestry Zone | F-5 | 15985.80 | 12004.60 |
| Shoreline Zone | S-1 | 4005.56 | 496.17 |
| Forest Valley Zone | FV-3 | 11919.97 | 10581.87 |
| Agricultural Valley Zone | AV-3 | 9794.97 | 8617.09 |
| Forest Residential Zone | FR-1 | 1129.06 | 837.80 |
| Residential Estates Zone | RE-20 | 187.44 | 168.55 |
| Residential Estates Zone | RE-15 | 690.80 | 621.51 |
| Residential Manufactured Home Zone | RMH-1-6 | 2.19 | 1.98 |
| Forest Residential Zone | FR-3 | 296.98 | 263.59 |
| Commercial Valley Resort Recreation Zone | CVR-1 | 278.74 | 222.53 |
| Destination Recreation Resort | DRR-1 | 3753.50 | 3302.94 |
| Commercial, Valley Zone | CV-1 | 1.32 | 1.18 |
| Commercial, Valley Zone | CV-2 | 85.85 | 77.12 |
| Gravel Zone | G | 12.17 | 10.96 |
| Manufacturing Valley | MV-1 | 8.26 | 7.43 |
| Open Space Zone | O-1 | 1895.38 | 1862.34 |
| Grand Total Ogden Valley Acreage: | | 209526.43 | 127325.3 |



Residential Development and Housing

The Existing Conditions Snapshot for Residential Development and Housing prepared at the beginning of the planning process reported the following information:

HIGHLIGHTS

- Population growth and demographic trends influence Ogden Valley's housing, jobs, transportation, and services, and vice-versa.
- Ogden Valley's population is seeing an increase in 55+ and a decrease in <19 age cohorts.
- Household sizes are slowly, but steadily declining.
- Overall, Ogden Valley residents are wealthier than in the last decade.
- Ogden Valley residents desire a place where families can stay throughout their life stages.
- 32% of Eden and Liberty houses are second homes.
- Ogden Valley has a high vacancy rate due to second homes and recreational resort housing units.

PURPOSE AND GOALS

Demographics and housing trends can provide a guide to future development needs, issues, and opportunities. The 2012-2014 Weber County Housing Assessment and Plan outlined 5 goals for the Ogden Valley:

1. Maintain the quality of existing single family housing stock and affordable ownership opportunities.
2. Maintain the quality of existing multi-family housing stock and affordable rental housing opportunities.
3. Provide housing choices in neighborhoods that will allow residents to live in the same neighborhood for their entire life-cycle.
4. Update and/or put in place the necessary tools enabling the community to track the:
 - mix of existing housing stock
 - condition of existing housing stock
 - delivery of existing housing education made available to the public
 - availability of local resources, enabling single and multi-family rehabilitation and/or new construction, which facilitates access and affordability for special needs populations.
5. Seek to monitor market data and barriers over time for all housing sectors to assure prioritization and implementation in keeping with moderate income housing plan compliance every two years.

WHY IT MATTERS

Demographic data is used to determine future demand for Ogden Valley in terms of land use, housing, transportation, and recreational needs. Ogden Valley is seeing a shifting demographic profile, becoming an area consisting of an older population with smaller household sizes. This changing demographic presents considerations for an analysis of available housing types.

Because Ogden Valley is a Census County Division (CCD), consistent data collection presents a challenge for an analysis of the area. By using a mix of census data and Weber County estimates have been developed to show the Valley's demographic trends.

WHAT WE ARE HEARING

- Ogden Valley is transitioning toward a vacation area with 32% of homes currently serving as second homes.
- There is some tension between long-term residents and second-home owners on what the community should look like (second home owners want curb, gutter, and sidewalk for example).
- Ensure that Ogden Valley offers a range of housing products and types in order to give existing residents the opportunity to raise families in place.
- Ogden Valley does not provide amenities necessary to keep young families from moving out.
- Airbnb and VRBO home rental services provide a set of challenges.

OVERVIEW

Ogden Valley has seen significant population growth in the last 20 years. It is slowly transitioning away from an agricultural community to a bedroom community and recreation destination. Between 2000 and 2010, Ogden Valley's population grew 12% from 5,877 to 6,604. Meanwhile, although the number of households has grown 17% since 2000, the average household size has been steadily declining from 3.2 to 2.9. Similarly, the percentage of households with children under 18 has declined, while the number of households with those over 65 has increased. The percentage of households with individuals over 65 went from just under 16% in 2000 to over 22% in 2010. The school district can attest to this trend, as they've reported lower enrollment numbers. All of these factors are indicative of a resort community with an aged workforce and young families moving out.

Table 1: Change in Demographics

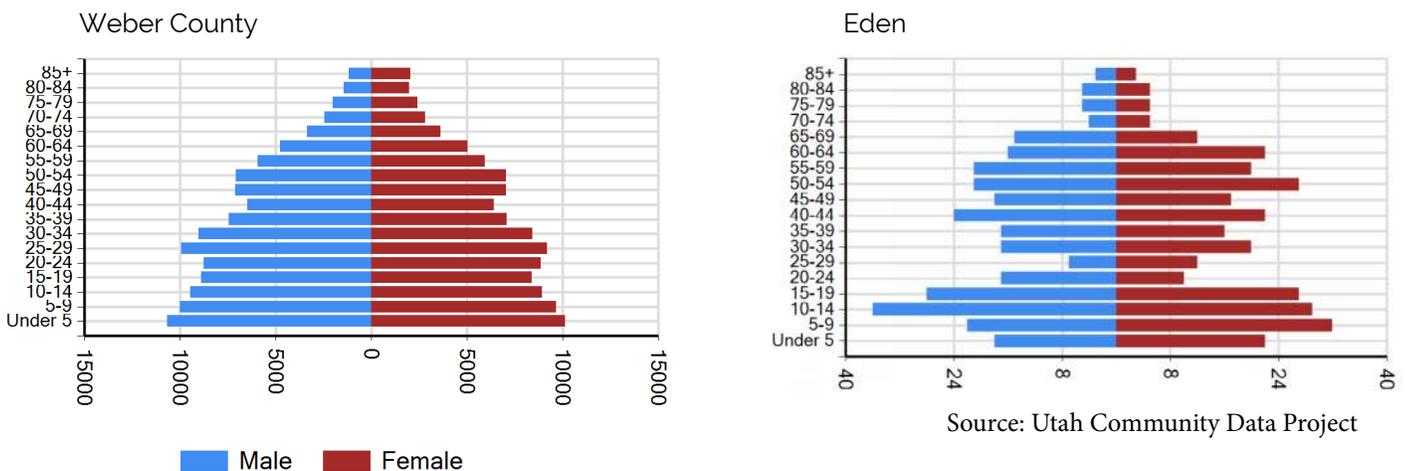
| Household Characteristics | 2000 | 2010 | Change |
|----------------------------|-------|-------|--------|
| Population | 5,877 | 6,604 | 12% |
| Total Households | 1,842 | 2,214 | 20% |
| Average Household Size | 3.18 | 2.97 | -7% |
| Family Households | 1,525 | 1,810 | 19% |
| With own children under 18 | 787 | 743 | -6% |
| Owner-Occupied | 1,630 | 1,888 | 16% |

AGE

As the Ogden Valley has grown, its demographics have changed significantly. Age distribution of a population can hint at patterns of growth. The shape of the pyramid, shown below, indicates sustained growth. However, its pattern is more top/mid heavy than that of Weber County or Salt Lake County. This suggests a significant percentage of the population is over the age of 30. The very small percentage of people ages 20 to 30 suggests a mass out-migration from the Valley, while the larger percentage of people at or above the 30+ threshold will provide a long term aging population. This is fairly typical of rural communities, and it is something to consider when planning for the future.

In Figure 3, we see a large percentage change in the 35 to 44 cohort, with a -29% decrease. This may be attributed to parents of young families moving out. The 55 to 64 cohort received the most growth, with a rate of 94%. 65+ was next, at 55%.

Figure 2: 2012 Population by Age



Source: Utah Community Data Project



Table 2: Projections based on Average 10 Year Rate of Change

| | Actual | | | | | Projected | | | | |
|---------------------|--------|------|------|------|------|-----------|-------|-------|-------|-------|
| | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 | 2030 | 2040 | 2050 | 2060 |
| Total Housing Units | 823 | 1155 | 1778 | 2699 | 3653 | 5352 | 7843 | 11493 | 16841 | 24678 |
| Population | 2148 | 3294 | 3954 | 5877 | 6604 | 8822 | 11787 | 15470 | 21038 | 28106 |

HOUSING

The following are trends which most directly affect housing development within the Valley and the study area over the near and mid-term. The current number of housing units in the unincorporated Ogden Valley is estimated to be 3,600. This is approximately one-sixth of the maximum build-out potential reported in the Ogden Valley Maximum Zoning Density Study of approximately 24,116. The population is projected to increase at a significant, but slower rate than estimated housing units. The rise in housing demands will require consideration of where this growth should go and what it should ideally look like.

According to Mountain Luxury, in 2013 the median home value in Ogden Valley was \$261,550. This is well above the state average of \$209,900 and the Weber County average of \$174,300. Additionally, the median single family home value for the Ogden Valley was \$317,000 and condos were \$162,900.

Ogden Valley's housing inventory has a high percentage of single family units compared to condominiums or apartments. In fact, nearly all multifamily housing types are located in the resort areas of Wolf Creek and Powder Mountain. Considering the low number of multifamily units and the above mentioned average median price for a single family home, there may not be enough variety in housing types and prices to encourage young families to grow through their life-cycle in the Valley.

VACANCY/RENTALS

The total housing unit growth rate from 1970 to 2010 is 45.3%, with the population growth rate being 33.6% (see table 2 above). The difference between the two can be explained by the Valley's high vacancy rate, as compared to the rest of Weber County and all of Utah. This is indicative of the rising trend of recreational and seasonal homes in the Valley. If this trend continues, there could be almost as many housing units as permanent residents in the next 45 years. Therefore, it is important to consider housing units in conjunction with population when considering the future of the Valley. These recreational units play a key role during peak times of the year, such as holidays and popular vacation times, as is evident when looking at the parking demand around the lake on holiday weekends.

This brings up the rise in Airbnb and VRBO rental services in the Valley. Both websites have well over 100 possible rental options in the Valley. Although rentals are great for bringing in tourism, there are some concerns with proper business practices. Additionally, these properties also contribute to the emerging trend of Ogden Valley as a vacation and resort area.

Commercial and Economic Development

The Existing Conditions Snapshot for Commercial and Economic Development prepared at the beginning of the planning process reported the following information:

HIGHLIGHTS

- Existing and future low-density residential is the Valley's most dominant land use.
- There is concern that visitors have little opportunity to leave a positive economic impact due to the lack of commercial development.
- Commercial cores have been expressed as an option in the current General Plan.
- A strong desire for architectural design guidelines has been expressed for future commercial development.
- There are three vacant commercial spaces listed on the Weber County Economic Development Partnership website. Does this fit with the demand?

WHY IT MATTERS

Ogden Valley is a developed and diverse community. Although moving towards a bedroom community, it is the location of a major recreation hub, drawing in visitor from all over Utah and the world. It is also becoming a vacation destination with many second homeowners and vacation rental services, such as AirBnB and VRBO. Commercial and economic development is important to consider. The General Plan can encourage economic growth using land use policies to retain and expand existing businesses in locations that provide optimal benefits to the community, but also those vacationing in the area. It lays a blueprint directing growth and redevelopment into key areas where commercial development is most needed and will be most successful. Additionally, the General Plan can act as a tool to preserve the character of the Valley by designating commercial architectural design standards.

WHAT WE ARE HEARING

In September and October 2014 the consultant conducted various interviews with the community, government agencies, a variety of business owners, and other stakeholders. Below are key ideas and issues that we heard:

Ogden Valley is home to several active transportation and outdoor recreation events, such as Xterra and the Huntsville Marathon. These events bring in numerous people from around the state and even world, but are limited places for them stay or spend significant money while they are here. The majority of these visitors stay in Ogden City.

In the Wolf Creek Resort Future Development Report, a majority of the responses supported some additional commercial facilities provided by local business, but the development of these facilities should be completed based on need and market viability.

Commercial development in clusters is generally supported.

OVERVIEW

Ogden Valley is an hour drive from Salt Lake City International Airport and a fifteen minute drive to Ogden City. The Valley is known for its open space, mountains, and numerous recreational opportunities. The Valley is a year-round playground, with Pineview Reservoir and numerous hiking opportunities, as well as three ski resorts, snowmobiling, and cross county trails. Commercial and employment conditions impact economic growth and development. They are indicative of the strength of the local economy and future growth potential.

COMMERCIAL NODES

The 2005 General Plan Recreation Element and the 1998 General Plan outline the option to develop in commercial "nodes" or "villages" with the intention to protect Ogden Valley's rural character and move



away from commercial strips along major thoroughfares. To achieve this desire, careful planning must be accomplished to identify locations, form, and design. Currently there are pockets of commercial areas in Huntsville and Eden. These include restaurants, gas stations, small retail, and a grocery store. There are many questions to answer. In 2040, does the Valley envision job centers where professionals and local services are provided, or will residents continue to rely on Ogden to provide these commerce needs? At different population levels, specific commercial needs are supported by the local population. What form should future commercial development take (should it be a very special Ogden Valley brand, or should it be minimally controlled in terms of form?) How do residents feel about higher residential density as a use that's mixed with commercial development? Should anything be done to control chain retailers, signage standards, etc., or are a more organic pattern of growth and design preferred?

POPULATION AND TOURISM

Ogden Valley's population is expected to grow by nearly 50% by 2030, with an even larger increase in housing units due to vacation properties. The current number of housing units in unincorporated Ogden Valley is approximately 3,600. The increases in housing units and population will require consideration of where new development should go and what infrastructure is needed to support it.

Snowbasin Resort has experienced a rate of growth which is greater than the state of Utah (spurred by the improvements due to the Winter Olympics). In the past decade, skier visitation has grown by 3.5 times. According to the 2005 General Plan Recreation Element, using the inventory of facilities in Ogden Valley, the following annual visitation numbers are reasonable, but are likely low: camping=150,000; hunting, fishing, hiking = 100,000; snowmobiling = over 30,000; Scenic driving= over 75,000. Ogden Valley special events bring at least another 50,000 visitors in per year. Based on these figures, Ogden Valley hosts over 1.5 million visitors per year. With local resorts looking to expand, and the Valley population expected to double by 2050, Ogden Valley visitation could grow significantly. This will call for expanded commercial opportunities to support this new growth.

EMPLOYMENT TRENDS

Ogden Valley is moving towards becoming a bedroom community—a community where people live, but work elsewhere. 72% of residents work within Weber County, the other 26.2% work outside of the County. There are approximately 3,281 employees in the Ogden Valley. As you will see in the chart below, the average commute to work is 34 minutes, which suggests that although many people work within the County, they work in the lower Valley. Therefore, it is worth consideration whether additional employment opportunities are needed in the Valley to support the workforce. Additionally, 80% of the Ogden Valley workforce drives alone, with only 11% carpooling, and almost none taking public transit. This indicates that there might be demand for greater options and more convenient transportation options.

As a result, there appears to be a workforce able to accommodate more retail services in Ogden Valley. According to the 2014 Transportation Master Plan, considering past and present trends and available developable land, as the population grows, they estimate that will have around 5,000 employees in Ogden Valley by 2040. Again, this population growth and growth in workforce will put demand on commercial facilities available in Ogden Valley.

JOBS – HOUSING BALANCE

Comparing employment numbers with household data indicates whether a community is a net importer or exporter of employment. A ratio above 1.0 suggests that a community is a net importer while a ration below 1.0 indicates residents tend to work outside of the area. In 2010, according to Wasatch Front Regional Council, there were 1,537 jobs and 3,208 households, or 0.6 jobs for every household in the Valley. We anticipate that since 2010 the number of households has gone up, but the number of jobs has not (or at least not as much). In general, this is not unusual for resort/recreation communities, although it is worth considering as we plan for the future.

COMMERCIAL DEVELOPMENT

According to EDCU and Weber County's Economic Development Department, three commercial spaces are available to rent/purchase in Ogden Valley, as of October 2014. Of Ogden Valley total acreage, 13% is zoned for commercial development. 1% is zoned for commercial development in Huntsville. According to the 2005 Recreation Element, 19,706 acres in Ogden Valley are currently in use for commercial and public recreation purposes.

The 1998 General Plan states that "commercial development should be balanced with residential growth and occur in a manner that does not detract from the area's character." With respect to commercial development, the following objectives were proposed:

- Encourage commercial development within established commercial areas
- Adopt "quality development standards" addressing location, materials, architecture, height, color, signage, and size of commercial development
- Rezone undeveloped commercial properties outside of the commercial cores to be compatible with classifications of adjacent properties.

The 2005 General Plan Recreation Element and the 1998 General Plan outline the option to develop in commercial "nodes" with the intention to protect Ogden Valley's rural character. These nodes are instead of commercial strips along major thoroughfares and include the addition of resort related commercial areas. Currently there are pockets of commercial areas in Huntsville and Eden. These include restaurants, gas stations, small retail, and a grocery store. With Ogden City located so close to the Valley, additional retail development hasn't been much of a concern for Valley residents, but as the population grows and tourism increases, there may not be enough commercial to support increased demand. Especially regarding increasing tourism visits; currently, many visitors recreate in the Valley, but stay and often dine in Ogden City.



Zions Bank Fiscal Impact Report

The Zions Bank Public Finance Department prepared a fiscal impact analysis of Ogden Valley to compare and analyze the revenues generated in the unincorporated areas of Ogden Valley as compared to the expenses necessary to support municipal-type services in the area. The analysis concluded that the revenues to Weber County from all sources derived in the unincorporated areas of Ogden Valley total approximately \$2.5 million per year, while the expense of providing municipal-type services to the unincorporated Ogden Valley is approximately \$2.7 million per year. The following summarizes the revenues generated in the unincorporated areas of the Upper Ogden Valley compared to the expenses necessary to support municipal-type services in the area. For the full report produced by Zions Bank, see the appendix of this document.

Summary

| Revenue vs Expenditure | Amount |
|-------------------------------------|-----------------|
| Total Revenues | \$2,486,164 |
| Total Expenditures | \$2,692,573 |
| Deficit | -206,409 |
| Revenues as Percent of Expenditures | 92.3% |

Transportation and Mobility

The Existing Conditions Snapshot for Transportation and Mobility prepared at the beginning of the planning process reported the following information:

HIGHLIGHTS

- Population growth is creating traffic congestion, necessitating improvements to existing roads and construction of new roads.
- Ogden Valley residents value a rural atmosphere with no stoplights.
- Public transit service is a challenge. Currently, the only bus service is provided by the ski resorts.
- An incomplete pedestrian and bicycle network hinders healthy lifestyles and limits mobility.
- Access roads to the Valley present challenges for emergency responders.
- The transportation network will need to balance vehicular mobility with convenient and safe walking, biking, or possibly bus options.

WHY IT MATTERS

Ogden Valley continues to experience population growth in addition to an increase in tourism in the summer and winter. This high use presents a challenge to the existing transportation network. The existing transportation network and infrastructure play a large role in the identity and experience of Ogden Valley. Within the Valley currently, there are no stoplights, no four lane roads, and only one four-way stop sign. This is a feature that many have voiced as essential for preserving the Valley's character into the future. Although this desire is very evident, a well-maintained transportation system is critical for sustaining Ogden Valley's increased tourism and population.

PURPOSE AND GOALS

Goals for transportation identified by Valley residents include:

Implement a transportation system that protects the environment.

Connect and enhance bike and pedestrian facilities throughout the region.

Explore options for a public transit system.

Develop a safe and efficient road network.

Maintain the character of Ogden Valley when considering transportation infrastructure.

The transportation goals outlined in the draft 2014 Ogden Valley Transportation Master Plan include:

Goal 1: Plan for future improvements needed as the County develops

Goal 2: Identify important corridors for right-of-way preservation

Goal 3: Improve safety for all roadway users

OVERVIEW

Transportation planning efforts that currently exist in Ogden Valley include the 2014 Ogden Valley Transportation Master Plan (TMP), 2010 Weber County Cooperative Pathways Master Plan, 2013 Ogden Valley Trails Master Plan, and Wasatch Front Regional Council Regional Transportation Plan and Transportation Improvement Program.

Weber Pathways has made great efforts in the past several years in improving trails and pathways for active transportation. These trails and pathways provide recreation and transportation benefits when designed and located appropriately. In May 2010, Weber County and Weber Pathways teamed to develop the "Weber County Cooperative Pathways Master Plan" outlining goals, visions, and policies regarding active transport within the County. Similarly, the Ogden Valley Trails Master Plan completed in 2013 focuses exclusively on Ogden Valley and outlines 35 trail and pathway projects. It is recommended that the County continue to work with Weber Pathways to implement the goals of these plans.

- Wasatch Front Regional Council's Regional Transportation Plan lists two projects in the Ogden Valley, these include:



- A Park-N-Ride lot to be built near the mouth of Ogden Canyon (phase 1, 2011-2020)
- SR-39 widening through Ogden Canyon to 9500 E (phase 3, 2030-2040)

The draft 2014 Ogden Valley Transportation Master Plan identifies challenges that future transportation development will face. The plan identifies functional classifications to help provide for future transportation needs. Each classification provides a set of requirements for infrastructure. The functional classifications include: local streets, minor collectors, rural major collectors, minor arterials, and rural arterial. These roads form the primary system. The plan recommends that any future streets be laid out in a grid pattern to ensure convenient access and reduce congestion. Additionally, an inventory of all signs and crosswalks was also completed, as well as extensive traffic volume data.

The Transportation Master Plan reports that, "All county roadways are currently operating at acceptable levels of service and most are expected to continue to do so in the future. Widening is recommended on Highway 162 to increase capacity and prevent unacceptable conditions in the future. A new Minor Arterial is recommended from SR-158 to 7100 East to provide an alternate route through this section of the Valley. This will help to relieve congestion on Highway 162 and at the intersection of SR-158 and Highway 162. Several other system improvement projects are recommended in order to create an efficient, safe, and well-connected transportation system."

ROADWAY SYSTEM

The Ogden Valley road network consists of a grid system in most area—though the grid system is not possible in some areas because of physical constraints. The following are outlined in the TMP and 2005 General Plan Recreation Element as major roadways in the Valley:

Ogden Canyon Road (SR-39) serves as the primary route in and out of Ogden Valley, and is a major route within the Valley as well. SR-39 comes out of Ogden through Ogden Canyon, then loops south of Pineview Reservoir to Huntsville, and continues east toward Monte Cristo. SR-39 has one lane in each direction with some turning lanes. The posted speed limit ranges from 50 to 55 mph through the Valley.

SR-158 is the only way to access Powder Mountain resort, and passes near many of the residential areas of the Valley. SR-158 connects to SR-39 on the dam at the mouth of Ogden Canyon and continues north along the west side of the Reservoir. There is one lane in each direction for the entire route with turn lanes at some intersections. The posted speed limit is 30-50 mph.

Highway 162 is a County road that connects the entire Valley internally. It begins at 4100 North near the North Ogden Divide and continues through the populated areas and around the reservoir to where it becomes 1900 North and then 7100 East, before the intersection with SR-39 near Huntsville. Highway 162 has one lane in each direction with some turn lanes. Highway 162 is very narrow with several residential accesses. The posted speed limit is 50 mph with lower speeds near populated areas.

Trappers Loop (SR-167) connects to Davis, Weber, and Summit counties, as well as Snowbasin Resort. The road has 3 lanes for most of its length—two lanes uphill and one lane downhill.

North Ogden Divide (Weber County 3464) provides access to the Ogden Valley from the Liberty area on the North end. The road is steep and narrow, which limits the capacity and pushes some drivers to Ogden Canyon. According to the 2005 General Plan Recreation Element, in 2002 the road operated at 10.1 percent of its total capacity.

ALTERNATIVE MODES OF TRANSPORTATION

Currently, public transit service is limited to the ski-resort shuttle buses. According the TMP, the County recognizes that regularly scheduled bus service would be difficult to justify financially. Active transportation is popular in Ogden Valley. As mentioned above, Weber Pathways and others are working diligently to implement a cohesive and connective active transportation system.

Examples of best practices for bicycle lanes are shown on the following 5 pages:

1

| | | |
|---|--|---|
| | | |
| Cycle Track: At-Grade Protected with Parking | Cycle Track: Protected with Barrier | Cycle Track: Raised and Curb Separated |

Types by NACTO

2

| | |
|-------------------------------|----------------------|
| | |
| Buffered Bike Lane | Bike Lane |

3

| | | |
|-----------------------------|--------------------------------------|--------------------------------------|
| | | |
| Shoulder Bikeway | Marked Shared Roadway | Signed Shared Roadway |

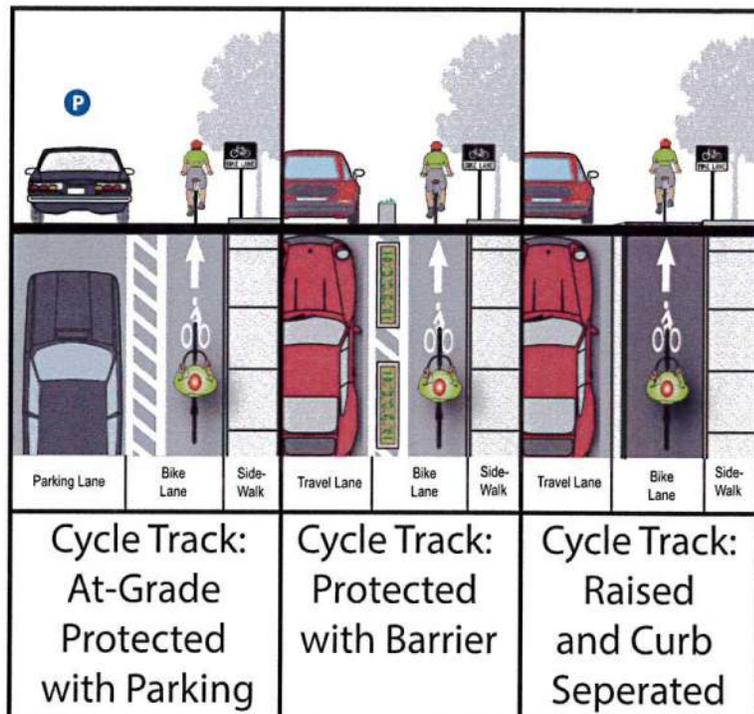
UTAH BICYCLE INFRASTRUCTURE BEST PRACTICES

BIKEWAY TYPE AND CATEGORY

Category 1: Cycle Tracks

At-Grade Protected with Parking, Protected with Barrier, Raised Curb Separated

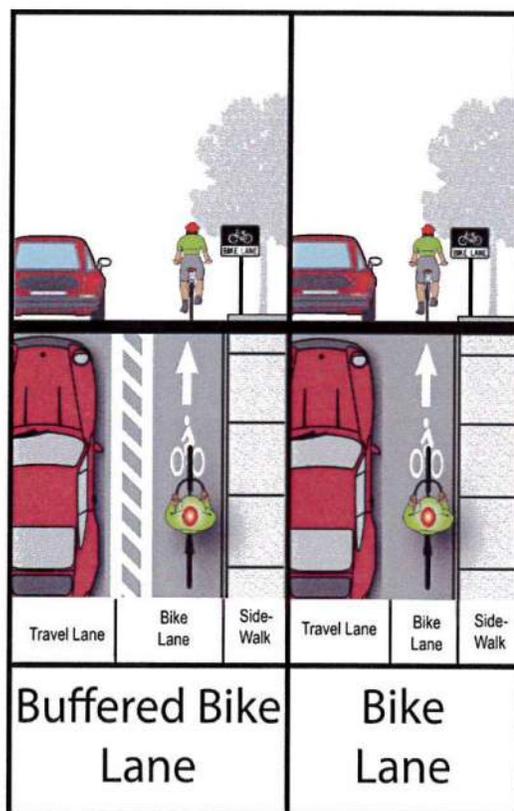
This bikeway provides space exclusively for bicycles by combining the user experience of a separated path with on-street infrastructure of bike lanes. Cycle tracks are located on the outside of on-street parking, making the track separated from vehicle travel lanes, parking lanes and sidewalks. Separation may be enhanced with planters, bollards or curbing. Cycle tracks should be continued through intersections and crossings, and may either be level with the adjacent travel lane or raised slightly and/or colored to enhance visibility. The cycle track may be dropped to a bike lane ~ 16' before intersections and should be striped as it makes this transition. Cycle tracks may be more difficult to maintain than other bikeways because traditional service vehicles do not fit within the space. Specialized maintenance equipment may be required.



Category 2: Separated Bike Lane

Bike Lane, Buffered Lane

Provides horizontal separation from cars and pedestrians. This bikeway types uses signage and striping to allocate roadway space to bicyclists. This bike lane type is best for speed limits between 25 and 40. Separated bike lanes encourage predictable movement by bicyclists and motorists. These lanes sometimes conflict with parking spots and are not necessarily protected from cars moving in and out of them. Use of lines and/or color should be used through intersections to provide prominence of bike lane. The use of colored lanes highlight space is exclusive for cyclists. Pedestrians (includes walkers, joggers, wheelchairs and strollers) are separated from bike lanes via swale and raised sidewalk.



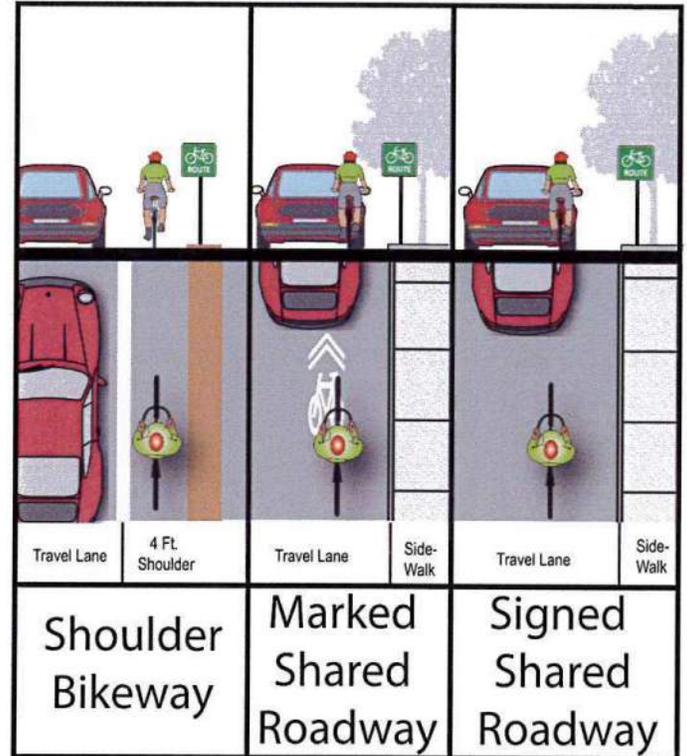
UTAH BICYCLE INFRASTRUCTURE BEST PRACTICES

BIKEWAY TYPE AND CATEGORY

Category 3: Shared Roadways

On this type of bikeway, bicyclists and cars operate within the same travel lane, either side by side or in single file depending on roadway configuration, outside lane width and presence of shoulder space. This bike lane is recommended for speed limits < 20 mph.

Signed + Marked Shared Roadway: This facility provides continuity to other bikeway types or is used to designate preferred routes through high-demand corridors where higher level bikeways do not exist. Shared lane markings may be used to give further indication to drivers and bicyclists that they are sharing roadway space and to encourage bicyclists to properly position themselves laterally. Shared roadways require the least amount of maintenance as standard service vehicles can be used and usually only require occasional sign replacement and paint refreshment. **Shoulder Bikeway:** Typically found in less-dense areas, shoulder bikeways are paved roadways with striped shoulders, wide enough for bicycle travel.



For additional design guidelines see NACTO Urban Bikeway Design Guide.

source: Salt Lake County, "Salt Lake County Bike Best Practices." July 2013. <http://slco.org/cooperativePlan/pdf/Projects/Best_Practices/130708_BBP_FINALwCOV.pdf>

Nelson, Alyse, and Valle Scholar. "Livable Copenhagen: The Design of a Bicycle City." U of Washington, Seattle, 2006. Web. <http://greenfutures.washington.edu/pdf/Livable_Copenhagen_reduced.pdf>.

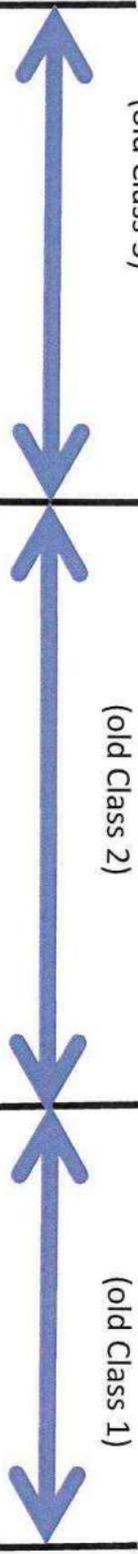
Salt Lake County Bicycle Best Practice
Bikeway Type and Category

Category 3
(old Class 3)

Category 2
(old Class 2)

Category 1
(old Class 1)

Trail Bikeway
(old Class 1)



Unspecified

Bikeway
Route
Unspecified
Proposed/Existing

Signed
Shared road
Bikeway

Marked
Shared road
Bikeway

Shoulder
Bikeway

Bike
Lane

Buffered Bike
Lane

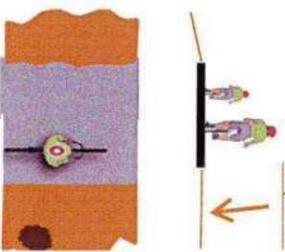
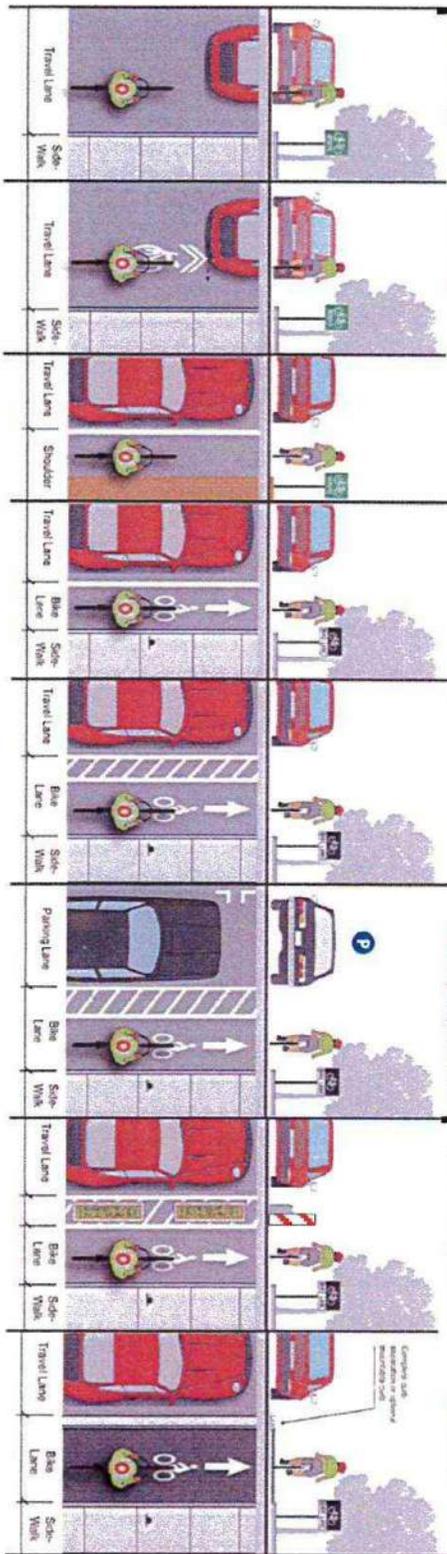
Cycle Track:
At-Grade
Parking separated

Cycle Track:
At-Grade Barrier
/device separated

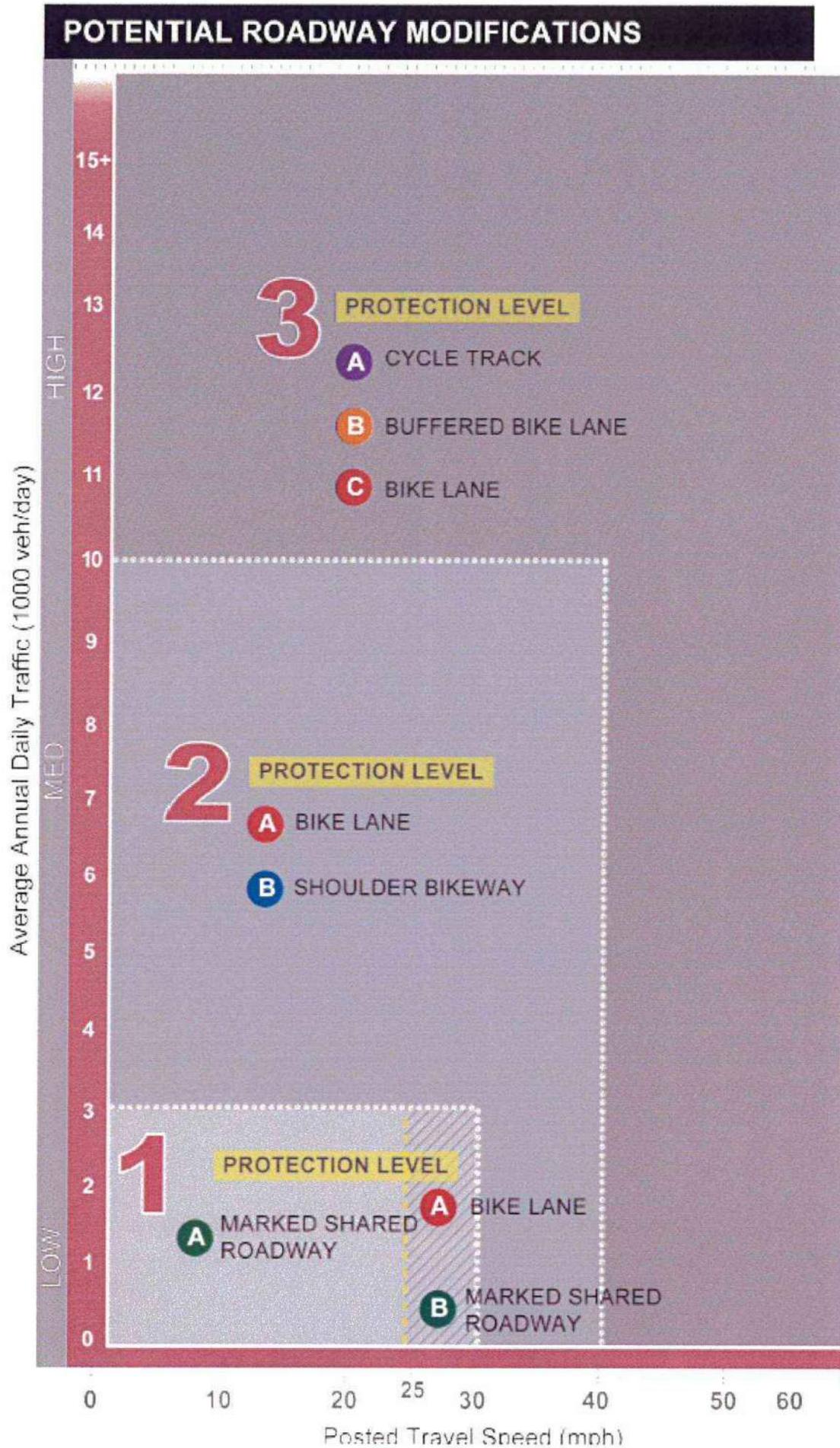
Cycle Track:
Raised Curb
separated

Bikeway (Paved/Unpaved)
Multi Purpose Trail
Separate from or outside
of roadway clear zone

Equestrian
Unpaved



Salt Lake County Bicycle Best Practice



LAND USE CONSIDERATIONS

The majority of Ogden Valley is zoned for low-density residential, with the land outside the town cores as very low forest residential. There are some areas that allow for mixed commercial/residential uses—these are generally located in the resort and recreation areas. Agricultural uses have declined in the Valley and are not likely to be dominant in the future. Conversely, commercial uses are expected to increase as the population in the Valley grows. The expected changing land use patterns are important to consider in transportation planning.

EMPLOYMENT CONSIDERATIONS

Aggregate employment travel data was collected from the 2012 American Community Survey based on zip code information. Based on this data, there are approximately 3,281 employees in the Ogden Valley area. From Wasatch Front Regional Council Transit Service Areas, it is reported that there are approximately 1,537 jobs located in the Valley. Over 80% of employees in the Ogden Valley drive alone, while almost 11% carpool. Very few are able to use transit and very few walk or bike to work. 6% of employees work at home. The average commute to work time is 34 minutes. This indicates a high number of commuters and the need for convenient access to regional transportation corridors. (2014 Transportation Master Plan, Hales Engineering).

Figure 1: Workforce Characteristics

| Place of Work | |
|----------------------|-------|
| Within Weber County | 72.9% |
| Outside Weber County | 26.2% |
| Commute Time to Work | |
| Less than 10 minutes | 9% |
| 10 to 14 minutes | 3% |
| 15 to 19 minutes | 4% |
| 20 to 29 minutes | 17% |
| 30 to 44 minutes | 41% |
| More than 45 minutes | 26% |

INCORPORATING THE DRAFT 2014 TMP INTO THE GENERAL PLAN

InterPlan prepared an August 21, 2015 Memorandum containing recommendations for incorporation of the draft 2014 Ogden Valley Transportation Master Plan into the updated Ogden Valley General Plan. That Memorandum is incorporated in the appendix of this document.

Utilities and Infrastructure

GENREAL PLAN WATER SUBCOMMITTEE

Early in the planning process a General Plan Water Subcommittee was formed to bring together the water and sewer service providers in Ogden Valley to summarize the best available information on water quantity and quality, including trends, and help produce and review collaborative recommendations for water-related planning in the Valley, including governance, sustainable use, and infrastructure. The Water Subcommittee held two meetings, and the summary notes of those meetings are included in the appendix of this document.

WATER QUANTITY

A number of Ogden Valley residents and stakeholders have expressed doubt that there is sufficient culinary water available in Ogden Valley to meet future growth demands. There is limited reliable data available on the quantity of water available for culinary uses in Ogden Valley. It is reported that some shallow wells are going dry, although the specific reasons are not known. Huntsville and other water providers have reported difficulty in securing supplemental sources of water. Currently, Huntsville relies on the spring near the Trappist Monastery, and has difficulty managing peak demand. The Water Subcommittee identified three main components related to water quantity in Ogden Valley; the number of water rights held for uses within the Valley ("paper" water), the amount of water physically present in the Valley ("wet" water), and the accessibility of the water that is present (the success of groundwater wells in the Valley).

WATER RIGHTS

Under Utah water law, water is appropriated by water users as approved by the Utah State Engineer. This results in virtual "ownership" of the waters of the State by the appropriators, subject to statutes and rules governing its use. The "ownership" of water is referred to as a "water right", and may be represented by a deed, a certificate of appropriation, a share of stock in an irrigation company, or other means. Ownership of a water right entitles the owner to take water from an approved surface or underground water source (a "point of diversion") and put it to a "beneficial use" such as irrigation or culinary use. Water rights are limited by the quantity of water that can be taken, the point of diversion from which they can be taken, and frequently, in the case of irrigation water, the time at which water can be taken.

The consensus of the Water Subcommittee is that there are water rights in Ogden Valley sufficient to divert and use over 30,000 acre feet of water per year. A typical residence uses between $\frac{1}{2}$ and 1 acre foot of water per year, so there appears to be sufficient "paper" water in the Valley to support the maximum anticipated growth. However, most of this water is being drawn from surface sources for agricultural uses and is not suitable for culinary purposes.

"WET" WATER

Pineview reservoir holds approximately 110,000 acre feet of water when full, and the average annual precipitation for the Weber River Basin is 26 inches, the wettest river basin in the state. Water in Ogden Valley is present and moves both on the surface, in rivers and streams, and underground through groundwater aquifers. Virtually all of the culinary water supply in Ogden Valley is groundwater, taken from wells and springs. The availability of groundwater from wells and springs depends on the geology of the area. The geology of Ogden Valley is such that many culinary water wells are subject to low productivity and relatively large drawdowns of the water surface, making them incapable of producing large volumes of water. While the science of developing groundwater wells is quite well understood, the actual quantity and quality of the water a new well will produce is not certain until the well has been drilled, completed and pump tested. This means that ownership of a water right ("paper") for a certain quantity of water in an irrigation ditch, may not result in the production of an equivalent quantity of useable culinary water ("wet") from a new well.



The overall water "budget" for Ogden Valley is not well understood, and the dynamics and relationship between groundwater and surface water are important to understand in order to determine the physical locations and quantities of culinary-quality groundwater available in the Valley. A hydrogeologic study by the Utah Geological Survey is now underway to provide information to help answer these key water availability questions. The study has a projected timeline of July 1, 2015 to June 30, 2017.

WATER QUALITY

The general consensus among water experts and water providers in Ogden Valley is that current groundwater water quality is excellent. Nitrogen and phosphorus concentrations in groundwater in some areas are somewhat high due, it is thought, to septic system effluents and lawn fertilizing. The primary dependence on septic drainfields for sewer disposal does not seem to be adversely affecting water quality in most areas of Ogden Valley. However, there is concern that more development could adversely affect surface and groundwater quality.

WASTEWATER MANAGEMENT

Many Ogden Valley residents have expressed concern that continued growth in the Valley could exacerbate the currently periodic culinary water supply interruptions, and that proliferation of individual septic drainfield systems could adversely affect surface and ground water quality. For the most part, culinary water, waste water, and stormwater infrastructure and services are provided by individuals and private entities. As documented in the 2014 Ogden Valley Maximum Zoning Density Study, Weber County has no regulatory role in managing the provision of these services, and there currently exists no Valley-wide authority that could oversee coordinated planning for and management of these services, nor is there currently a central clearinghouse for information exchange that could facilitate better forecasting of demand and planning for the provision of services as development in the Valley continues

The 2005 Weber County General Plan Recreation Element suggests that the County should encourage the development of limited capacity sewage treatment systems in conjunction with development in identified "village" and resort areas. From the 2005 Recreation Element:

"Weber County would encourage development of limited capacity sewer systems to serve the projected demand for each proposed village area. The investment reduces start-up capital costs required by developers. Sewer systems are limited to within a reasonable geographic area for each village development to reduce sewer pipe miles and reduce density speculation between villages. New home builders in villages would pay a sewer impact fee based on a cost per acre rather than a cost per unit. The total sewer fee is then divided by the total units that are built in the village development. This encourages more density to be transferred / clustered into more developments, and potentially reduces the cost of sewer services per unit. Impact fees apply only when building permits are issued to reduce the up-front costs to the developer. Residents and land owners in the non-village areas could pay some tax to build the sewer system to keep development costs from escalating too high. The residents understand that this investment into the sewer system preserves land as development occurs in smaller areas."

Parks and Recreation

The Existing Conditions Snapshot for Parks and Recreation prepared at the beginning of the planning process reported the following information:

WHY IT MATTERS

The population along the Wasatch Front and in Ogden Valley is expected to nearly double by 2050, according to current growth projections. Tourism will also be a major factor in Ogden Valley. As the ski resorts continue to develop and increase in capacity, additional skier days are also anticipated. This growth will result in, and is already showing signs of, pressure on the rural lifestyle and amenities the Valley enjoys. Without appropriate standards, development may cut off access to some of the open space, public lands and recreational opportunities in the Valley. Additionally, to maintain the current level or a greater level of service, additional recreation infrastructure may be needed.

WHAT WE ARE HEARING

In September and October 2014 the consultant conducted various interviews with the community, government agencies, a variety of business owners, and other stakeholders. Below are key ideas and issues that we heard:

- Current zoning is seen as the greatest threat to open space preservation.
- We need to figure out a way to balance open space preservation with private property rights.
- Weber Pathways is wonderful, but still needs to be more connected throughout the Valley.
- Some trail conflicts exist between mountain bikers, equestrian uses, and pedestrians.
- Develop future recreation opportunities on private lands to avoid negative impacts to the natural environment on public land.
- "Do not kill the goose that laid the golden egg" is an expression we heard commonly in reference to protecting open space.

Table 4: Recreation Facilities Projected Estimated Demand

| Need Category | Need | 2005 (population based) | 2030 (population based) | Existing | GEM 2030 Committee |
|----------------------|-------------------------------|-------------------------|-------------------------|----------|--------------------|
| Sports Fields | | | | | |
| | Soccer/multiuse | 5 | 9 | 5 | 9 |
| | Baseball | 3 | 6 | 6 | 6 |
| Courts | | | | | |
| | Tennis | 6 | 9 | 1 | 10 |
| | Basketball | 5 | 9 | 3 | 8 |
| | Volleyball | 1 | 2 | 1 | 2 |
| Outdoor | | | | | |
| | Small Skate Park (7000 sq ft) | 1 | 2 | 0 | 1 |
| | Full Size Skate Park | 0 | 0 | 0 | 0 |
| | BMX Track | 1 | 2 | 0 | 0 |
| | Paved Trail (mi) | 6 | 11 | 4 | 11 |
| | Dirt Trail (mi) | 12.6 | 22 | 80+ | 150 est. |
| | Fishing Shorelines | 2 | 2.9 | 19+ | 19+ |
| | Boat Ramps | 1 | 1 | 5 | 5 |
| Leisure | | | | | |
| | Playground | 1 | 2 | 4 | 4 |
| | Family Picnic | 34 | 57 | 50 | 70 |
| | Family Picnic Pavilion Area | | | 2 | 9 |
| | Group Picnic | 2 | 4 | 5 | 10 |
| | Park Bench | 42 | 70 | 7 | 90 |
| Other | | | | | |
| | Swimming Pool | 1 | 1 | 0 | 1 |
| | Ice Hockey Rink | 1 | 1 | 0 | 0 |
| | Ice Skating Rink | | | 0 | 1 |
| | Outdoor Event Venue | 3 | 4 | 4 | 4 |
| | Indoor Equestrian Arena | | | 0 | 1 |
| | Visitor Center | | | 0 | 1 |
| | Community Recreation Facility | | | 0 | 1 |
| | Valley History Museum | | | 0 | 1 |



OVERVIEW

Trails and recreation amenities are a huge part of the current landscape in Ogden Valley. Many of these recreation opportunities are found at the Valley's 2 regional parks, 3 community parks, and at the 2 schools—Valley Elementary and Snowcrest Junior High. Additionally, there are 4 resorts, 17 private camps, 9 Forest Service camps, 2 regional parks, 3 community parks, 3 major boat ramps, a dozen beaches, miles of trails, and more (GEM Parks and Recreation Recommendation, 2009).

RECREATION NEED

The 2005 Ogden Valley General Plan Recreation Element (RE) outlines the future growth scenario for the Valley to maintain adequate recreation facilities and level of service. The RE determined that based on Small Community Recreation Facility Land Standards developed by the State of Colorado, there are a number of additional facilities needed to meet existing demand in Ogden Valley. Table 1 provides a summary of the additional facilities needed, based on a population of 5,400 residents. After the 2005 RE, the GEM Committee produced the 2009 GEM Parks and Recreation Recommendation. Their plan recognized the importance of the RE, but made additional recommendations for growth management and outlined several goals for resorts, public facilities, community facilities, and tourism. They followed the same projection model as the RE, but modified it based on their own knowledge and estimates (see table 1). To meet the needs of current and future residents of Ogden Valley for recreational facilities by the year

Table 2: Developed Recreation Site Capacity

| Developed Recreation Sites | Number of Sites | Persons at One Time Capacity (PAOT) |
|----------------------------|-----------------|-------------------------------------|
| Campgrounds | 13 | 1,935 |
| Picnic Areas | 3 | 1,190 |
| Interpretive/Observation | 2 | 70 |
| Boat Launch/Swim Area | 3 | 758 |
| Trailheads | 10 | 640 |
| Angler Parker | 2 | 120 |
| Total | 33 | 4,713 |

2030, additional park land will have to be acquired. The additional land could be a new park, added to the communities' existing parks, or a combination of the two. According to the RE, to meet the 2005 need at Huntsville Park an additional 3.7 acres would need to be acquired. Valley Elementary would need an additional .7 acres, Eden Park would need an additional 9.4 acres, and Liberty Park would need an additional 12.6 acres.

To meet the needs of current and future residents of Ogden Valley for recreational facilities by the year 2030, additional park land will have to be acquired. The additional land could be a new park, added to the communities' existing parks, or a combination of the two. According to the RE, to meet the 2005 need at Huntsville Park an additional 3.7 acres would need to be acquired. Valley Elementary would need an additional .7 acres, Eden Park would need an additional 9.4 acres, and Liberty Park would need an additional 12.6 acres.

The Wasatch–Cache National Forest (WCNF) supports summer and winter activities, including camping, scenic driving, hiking, biking, boating, swimming, bird watching, hunting, fishing, snowmobiling, cross-country skiing, etc. Most of the developed recreation sites are either at Pineview Reservoir, Causey Reservoir, or along the Ogden River. Undeveloped recreation occurs along most of the paved and natural surface roads in the Valley. The developed recreation sites and their capacity from the 2005 RE are shown in table 2.

TRAILS AND PATHWAYS

Ogden Valley has an extensive trail network, with over 118 miles of existing and 251 miles of planned trails, but as trails become more heavily used by pedestrians, cyclists and horseback riders, it's inevitable that conflicts will arise. Additionally, open space preservation is a value that has been expressed as a high priority, so additional trails could be explored as a tool to limit back country/open space degradation. The Ogden Valley Pathway Master Plan (PMP) was completed in 2013. The plan identifies a network of non-motorized pathways in the Valley that will facilitate safe travel and identify access to water, wilderness, historic trails, and open space that should be preserved. The plan provides two different types of pathways and 35 proposed pathways of these types:

1. A Valley-wide pathway and trails network (available to view in the PMP).
2. Pathways that connect individual neighborhoods or subdivisions to the network.

The pathways described below constitute a Valley wide network that reflects the results of the public planning process. The alignments shown on the map are conceptual, and exact locations will be determined only after landowner negotiations and fieldwork are completed. The map is intended for the use of trail planners, County officials and developers. It should not be used by the general public as a trail map.

Certain pathways are proposed for immediate development and noted by an asterisk (*). They were chosen to satisfy present demand, to provide significant safety benefits, or because they depend on corridors that may soon become unavailable. They will be bike paths and unpaved trails; because workshop results suggested that most Valley residents are currently more interested in separate pathways than in bike lanes. Of course, actual construction will depend on the availability of funds, the route planning process, and property ownership status. No trails are proposed for private property without a landowner's consent.

1. Old Trappers Loop Road. * This historic road, representing a route used by the early fur trappers, should be kept open to the public for non-motorized use, with special access granted to neighboring landowners, and a trailhead developed at an appropriate location at the north end.
2. Wheeler Creek—Trappers Loop Trail. A trail should be created to connect the Forest Service trails in the Wheeler Creek complex with the top (south) end of the Old Trappers Loop Road. The trail would be constructed in cooperation with the Forest Service and the private landowner in the area and would include a trailhead on the Trappers Loop Highway.
3. Pineview Loop Pathway. * This pathway will form a complete loop around Pineview Reservoir, connecting with the Pineview West Trail. The exact route has not yet been determined and is suggested only in a generalized fashion on the map. Parts of it will parallel the highway, while other parts will run along the shore. Much of the route will lie on land under the jurisdiction of the Forest Service, which will probably be the lead agency for much of the pathway planning and construction.
4. Ogden Canyon Pathway. Ogden Canyon is probably the most dangerous road in the County for bicyclists and pedestrians, and the need for a safe alternative is obvious. It is suggested that a pathway separate from the road be built on existing and former rights-of-way, with the goal of creating a practical, beautiful, and usable pathway route while respecting the privacy and other concerns of private landowners.
5. Radford Hills Trail. * This trail is proposed to connect the Pineview West Trail with the Skyline Trail, with a trailhead to be considered on Highway 158. The developer of Radford Hills has already expressed enthusiasm for the trail, but Forest Service cooperation will be required to complete the connection.
6. Grove Trail. This trail is meant to form a connection between Nordic Valley and the Pineview West Trail. Its exact route will need to be determined according to local terrain and property ownership.



7. Pole Canyon Trail. This trail would connect Nordic Valley to the Skyline Trail by means of the existing path in the Pole Canyon area or a similar route. It should be designed in coordination with the development plans of the Nordic Valley resort.
8. Nordic Valley Pathway. This pathway would connect Nordic Valley to the pathway network in the valley, providing a safe access route as an alternative to the highways.
9. Western North Fork Pathway. This pathway would serve the western side of northern Ogden Valley and connect Nordic Valley to North Fork Park. An important component would be a spur to the Pioneer Trail over North Ogden Divide, with a trailhead at the east end of the Pioneer Trail.
10. North Fork/Sheep Creek Pathway. * This pathway would run from North Fork Park down through Liberty to Eden, where it would connect with the Eden Trail. It is intended as an alternative to the increasingly busy highways and would ideally run near the North Fork River or near Sheep Creek.
11. Avon—Liberty Road. This unpaved road is currently open to motorized vehicles in the summer but is closed in the winter. If a new all weather highway is constructed to Cache Valley, it is suggested that the old road be designated for pathway use.
12. Sheep Creek—Wolf Creek Trail. * This trail, which is to be left unpaved to accommodate equestrian use, is meant to connect the Sheep Creek development with the Wolf Creek resort. Planning for this trail must occur soon, in conjunction with the master plans for the development that is proceeding in both areas.
13. Powder Mountain—Wolf Creek Trail. This trail, not currently a priority, may with increasing activity at Powder Mountain gain importance as a non-motorized alternative to the Powder Mountain highway.
14. Wolf Creek Pathway. * This pathway is needed to provide Wolf Creek residents and visitors with a safe way to reach the shops in Eden without having to use their cars. It would ideally be built in a separate corridor, but it is tentatively planned for the highway right-of-way for the sake of convenience.
15. East Eden Pathway. * This pathway would connect the Eden Trail with the Pineview Loop Pathway and the Middle Fork area. It is intended to help complete the continuity of the Valley wide pathway network and provide residents and visitors with a safe and convenient connection to the shops and other attractions in the Eden area.
16. Middle Fork Pathway. * The purpose of this pathway is to connect the existing Middle Fork trailhead area to the reservoir and the Pineview Loop Pathway. The exact route has not been determined, but it may follow a stream course, roadway, or other corridor.
17. Ogden Valley Canal Pathway. * This pathway would follow the Ogden Valley Canal, either on its banks or generally running parallel to it on an alignment respectful of landowner concerns. It will form a very important component in the pathway network connecting the Valley from northwest to southeast.
18. Power Line Trail Connection. This trail extension will connect the existing Power Line Trail with the Wolf Creek development.
19. Wolf Creek—Middle Fork Trail. * This trail, popular with equestrians, would connect the trailhead being proposed at the Wolf Creek resort with the Middle Fork trail complex. Like other trails in the Wildlife Management Area, it would be closed in the winter, with a gate near the eastern end of the Wolf Creek developed area.

20. Geertsen Canyon Trail Connection. This extension of the north branch of the Geertsen Canyon Trail would connect to the trail network on top of the mountain.
21. La Plata Ridge Road. This trail would provide access from Powder Mountain to the mountainous areas on the east.
22. La Plata Road and Trail. The old ridge top road would be extended southward as a trail connecting to the Geertsen Canyon—Shupe Canyon loop.
23. Northern Connection Trail. This trail, whose exact route is yet to be determined, would provide a trail connection from the La Plata area to Beaver Creek and the eastern portions of the County.
24. South Fork—Beaver Creek Pathway. This pathway would parallel Highway 39, either in the existing right-of-way or in a separate corridor, or a combination of both, to provide safe non-motorized access to the South Fork campgrounds, the Causey area, and the lower part of Monte Cristo.
25. Pine Creek Road. This trail, to be designated in consultation with the private landowners in the area, would connect Brown's Hole to the South Fork—Beaver Creek Pathway.
26. Causey Trail. This trail would provide a safe connection from the South Fork—Beaver Creek Pathway to Causey Reservoir.
27. Skull Crack Canyon Road. This trail would form part of a grand loop in the southeastern part of the County and would be opened in cooperation with the private landowners in the area.
28. South Ridgeline Trail. A continuation of the trail loop as described under "Skull Crack Canyon Road."
29. Bennett Creek Loop Trail. This loop, which circles from the Monastery area to South Fork, already sees some trail use and an official designation should be negotiated with local landowners.
30. South Fork Pathway. This pathway would extend east and west through the South Fork area as a safe alternative to the busy stretch of Highway 39. Ideally, it would be located in a separate corridor, but it may be built in an existing road right-of-way.
31. East Huntsville Pathway. This pathway would branch off the South Fork Pathway to provide a more direct connection to parts of Huntsville.
32. South Fork—Monastery Pathway. Another short connecting link, this pathway would help complete a safe network of pathways in the South Fork area.
33. South Bench Canal Pathway. * This pathway would follow the South Bench Canal, running from the Monastery area west to the Old Trappers Loop Road and the Jefferson Hunt Campground area. It could be built in conjunction with alterations that have been proposed for the canal.
34. North Fork Park Pathways. Pathways within North Fork Park will be identified as part of the North Fork Park Master Plan. Connections will be made to adjoining trails. There are seasonal trails in North Fork Park that are temporary in nature and are established during wintertime.
35. Weber Memorial Park Pathways. Pathways within Weber Memorial Park will be identified as part of the Weber Memorial Park Master Plan. Connections will be made to adjoining trails.



APPENDICES

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APPENDIX A

GLOSSARY OF TERMS



Accessory Dwelling Unit (AKA: ADU)

Accessory dwelling unit means a small, secondary leaseable housing unit on a lot with a single-family dwelling. Accessory dwellings are generally limited in size. They can be attached to the primary dwelling or not attached. An accessory dwelling may also be located above a garage that is either attached to the primary dwelling or free-standing.

Active Transportation

Any self-propelled, human-powered mode of transportation, such as walking or bicycling.

Active Recreation

Recreational activities that require the use of organized play areas, such as playing fields, swimming pools, and basketball courts. Contrasted to "passive recreation" which does not require the use of such areas.

Amendment

A formal County Commission change or revision to the General Plan, including either the Plan's text or its maps.

Bicycle Facilities (AKA: Bike Facilities, Bicycle/Bike Infrastructure, Bicycle/Bike Network)

A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping of all bikeways, and shared roadways not specifically designated for bicycle use.

Buildout

The point at which all land eligible for development under the General Plan has been developed to its maximum allowed level.

Conservation Easements

A Conservation Easement is a legally binding agreement made voluntarily between a landowner (public or private) and a qualifying organization (also public or private, the owner of the Conservation Easement), in which permanent limits are placed on a property's use and development. A Conservation Easement is an encumbrance on the land, recorded in the local property records, and is binding on all current and future owners of the land. The organization that owns the Conservation Easement is responsible for ensuring that the uses of the land and other activities comply with the terms of the Conservation Easement. Conservation easements are intended to limit land uses to protect it from development that would otherwise be allowable under existing zoning entitlements. Land owners may receive income, estate, and/or property tax benefits from the creation of the Conservation Easement, and the land remains in private ownership.

Cluster Development (AKA: Cluster(s), Clustering, Cluster Subdivision)

The main objective of Cluster Development is to allow residential, or even commercial, development while still protecting the area's environmental features, allowing for more open space, and protecting farmland and the character of rural communities. Cluster developments differ from traditional developments in several ways. Cluster developments usually site homes on smaller lots and there is less emphasis on minimum lot size. However, the total number of homes, or density, on a given acreage does not necessarily increase over that allowed in a traditional subdivision design. The same number of homes are clustered on a smaller portion of the total available land. The remaining land, which would have been allocated to individual home sites, is used as protected open space and shared by the residents of the subdivision and possibly the entire community.

Density

In the context of planning, density is the amount of development within a given area. As part of a long-range planning process, stakeholders often discuss the most desirable densities for different areas of their communities. When referring to density for residential areas, it is usually expressed in dwelling units per acre (du/acre). Nonresidential density is most often calculated as a measurement of floor area ratio (FAR). The American Planning Association defines FAR as the total floor area of all buildings or structures on a zoning lot divided by the total square footage of said lot. The maximum allowable FAR is represented as a number (e.g., 0.20, 0.50, or 3.0).

Density Bonus (AKA: Bonus Density, Bonuses)

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property in exchange for helping the community achieve public policy goals. Increasing development density may allow for increases in developed nonresidential square footage or increases in the number of developed residential units. This tool works best in areas where growth pressures are strong and land availability limited or when incentives for attaining the goals outweigh alternative development options. A density bonus is commonly used to promote conservation or improvement of natural resources and open space. A community may allow a developer to build more units than is permitted in an area in exchange for permanently protecting green spaces or by making environmental improvements such as with landscaping or developing a nature trail in a project area.

Donations

When a landowner transfers agricultural or open space land or the rights to develop such land to a governmental entity, a land trust, or land conservation organization in the form of a charitable gift. This tool is private and completely voluntary. It provides long-term agricultural land protection, tax benefits may accrue to donor, and a possible increase in adjoining property values. Disadvantages include maintenance and organizational costs to manage the property by the recipient organization.

Downzoning

Downzoning is when the zoning is changed to reduce maximum density or limit land uses. This tool can be used as a way to preserve neighborhood character and enhance environmental protection. It may create non-conforming uses and possible loss in property value.

Dwelling Unit

The term "dwelling unit" means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family.

Entitlement

Entitlements are legal rights granted by a local governing agency, generally through zoning, to allow identified uses to occur on a parcel of property. Entitlements describe the types and intensity of uses allowed, and generally establish dimensional requirements for structures, such as allowable heights and setbacks. Land entitlements are the foundation of property use and development.

Estate Subdivision

Is a voluntary development pattern that reduces total overall development density by containing larger minimum lot sizes than otherwise allowed by the zone in exchange for relief from typical subdivision standards (i.e. reduced infrastructure requirements).

Gateway

A point along a roadway at which a motorist or pedestrian gains a sense of having entered the Valley or a particular part of the Valley. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature such as a creek.



Land Use Code (AKA: County Code, Land Use Ordinance(s), Zoning Ordinance(s), Ordinance(s))

A set of land use regulations enacted by the County to create zones that permit certain land uses and prohibit others. Land uses in each zone are regulated according to type, lot size or density, height, and, in some zones, the coverage of buildings.

Mixed Use

A development type in which various uses, such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or on nearby sites.

Mobility

The ability to move from one place to another, or to transport goods from one place to another.

Moderate-Income Housing

Moderate-income housing is a housing unit that households earning 80 percent of the area median income (AMI) can afford.

Planned Residential Unit Development (AKA: PRUD)

A Planned Residential Unit Development (PRUD) is a development which the regulations of the zone, in which the development is situated, are waived to allow flexibility and initiative in site, building design and location in accordance with an approval plan and imposed general requirements. PRUDs are intended to allow for diversification in the relationship of various uses and structures.

Purchase of Development Rights (AKA: PDR)

The Purchase of Development Rights (PDR) is a transaction in which a willing landowner voluntarily conveys development entitlements to another party, thereby agreeing to limit the use of the property. Creation of a Conservation Easement is a common method for the purchase of development rights, generally resulting in the retirement and non-use of the purchased rights. Another method of PDR is the acquisition of development rights for relocation and use on another parcel of property, also called "Transfer of Development Rights" (TDR). TDR is only possible if allowed by the jurisdictional local government.

Quality of Life

The personal perception of the physical, economic, and emotional well-being that exists in the community.

Streetscape

Pedestrian and landscape improvements in the right-of-way, generally occurring between the curb and the right-of-way line. Streetscape generally includes sidewalks, street trees, pedestrian lighting, fencing, furnishings, and landscaped areas, including medians and irrigation.

Transfer Of Development Rights (AKA: TDR)

Means a right to develop and use land that originates by an ordinance that authorizes a land owner in a designated sending zone to transfer land use rights from a designated sending zone to a designated receiving zone. Transfer of Development Rights is a tool that establishes areas within a community, which define areas for preservation (sending areas), and areas for more growth (receiving areas). Sending areas can be areas of agricultural land, open space, historic properties or any other properties that are important to the community. Receiving areas are areas that the community has designated as appropriate for development. The advantages of TDRs are that they can permanently protect land from development pressure, the landowner is reimbursed for not developing their land, local government can target locations effectively, it utilizes free market mechanisms, and the land remains in private ownership and on the tax roll.

Unplatted

Platted property is described by a Lot and Block, which refers to a recorded subdivision, or plat. Unplatted property refers to land that has not been platted or plotted. It is simply defined by the "metes and bounds" description (such as 42°N12'3"E 200 feet; then 65°No'0"E 1000 feet).

Walkable (AKA: Walkability)

An area designed and constructed in such a way to provide and encourage pleasant, easy and efficient pedestrian movement. Features of a walkable neighborhood may include: sidewalks separated from auto traffic by a planted buffer; continuous sidewalks; safe and well-marked street crossings; short blocks and/or mid-block pedestrian connections; street trees and pleasant streetscapes; windows oriented to the street; a sense of safety; and destinations (parks; shops; gathering places; schools; places of worship) within walking distance.

Zoning Map

The Map that depicts the division of the Valley into zones in which different uses are allowed and different building and lot size restrictions apply. The zoning map is regulatory in nature and applies to currently allowed uses; it should not be confused with the Future Land Use Map, which guides desired future land uses.



APPENDIX B

VISION DOCUMENT



OGDEN VALLEY
GENERAL PLAN

VISION DOCUMENT

WEBER COUNTY

February 2015



B A C K G R O U N D

The abundant open space, small town feel, proximity to Ogden City's services, and diverse recreational opportunities are a few of the things that make Ogden Valley one of Utah's most sought after places for families, retirees, and visitors to play and live. This desirability has resulted in substantial growth over the last decade and a half. With development and population increasing every year, and considering that Utah is the second most aird state, Ogden Valley needs to anticipate its direction and respond to the pressures that will shape change. The Vision and General Plan provide a community-laid foundation for that future.

The General Plan Update will serve as a blueprint for future land use and investment decisions in Ogden Valley. It establishes broadly-approved citizen guidance for the County's Planning Division, County departments and staff, the Planning Commission, County Commission, civic leaders, stakeholders, and residents. Most decisions and investments in a community are made in increments and phases. To ensure an excellent outcome, these incremental decisions need to be coordinated with a long-term plan and vision.

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

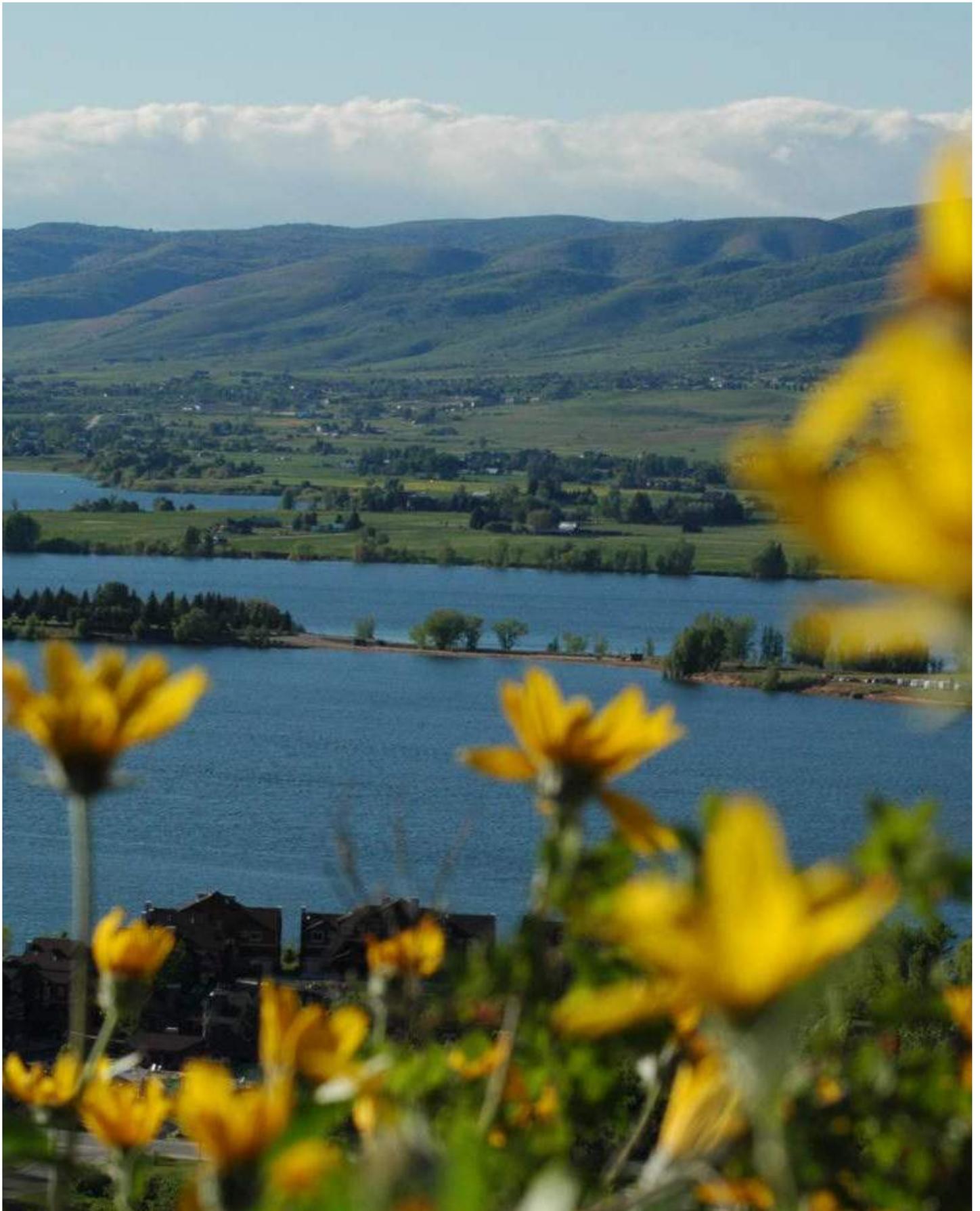


Image accessed from greatrideswest.com



GENERAL PLAN OVERVIEW

The Plan will include guidance on how to make decisions on public and private land development proposals, expenditure of public funds, financing options, future regulations, and cooperative efforts with other agencies. As an adopted County document, decision makers will refer to the General Plan to inform the budget and timing for capital improvements and to prepare zoning and subdivision regulations. Residents, businesses, and property owners will be able to refer to the plan for information on the future location of community facilities, land use recommendations, and development policies.

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

THE GENERAL PLAN WILL ADDRESS:

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



CREATING A COMMUNITY VISION

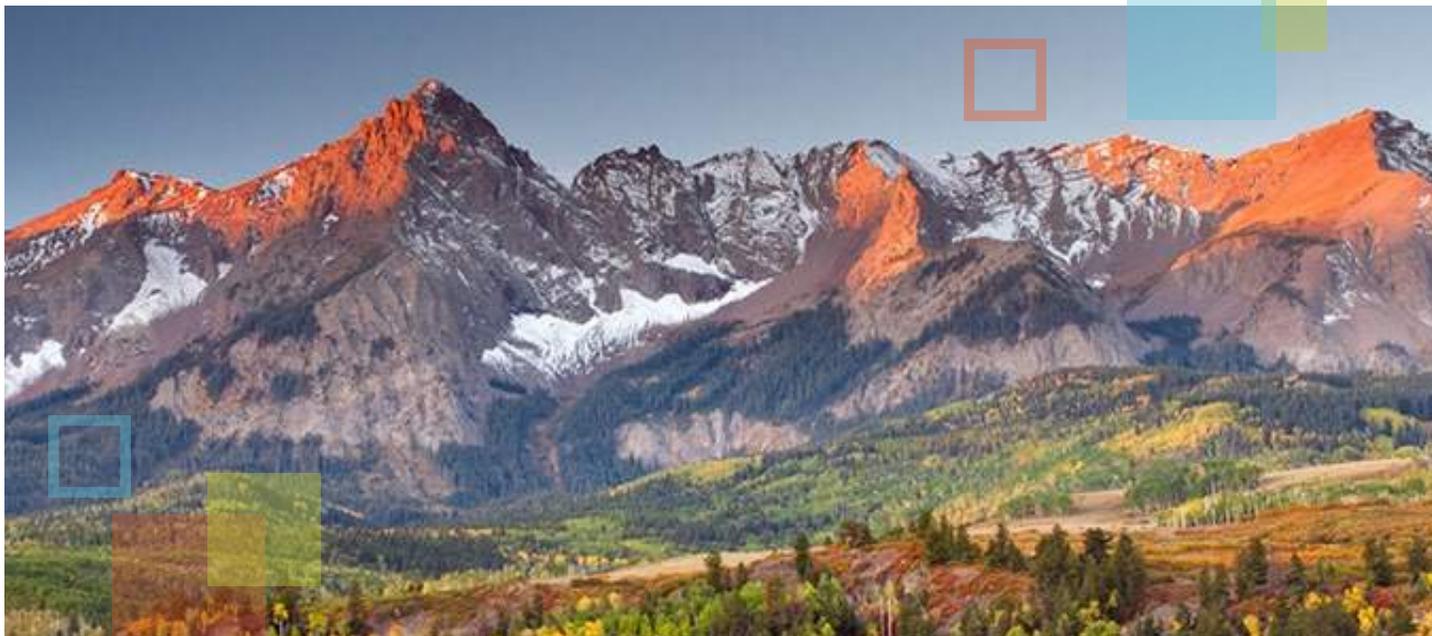


Image credit of Adam Barker Photography

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

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

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



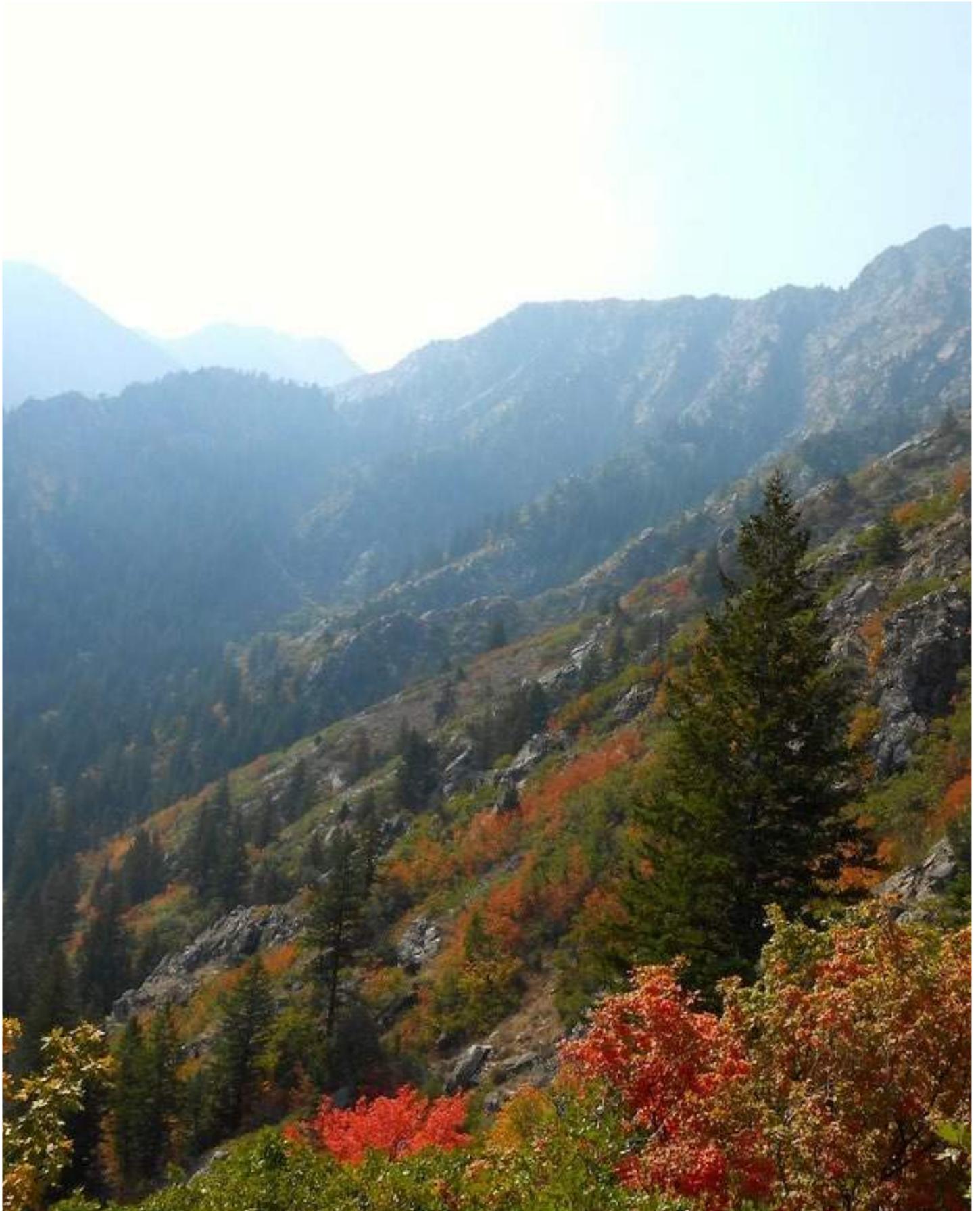
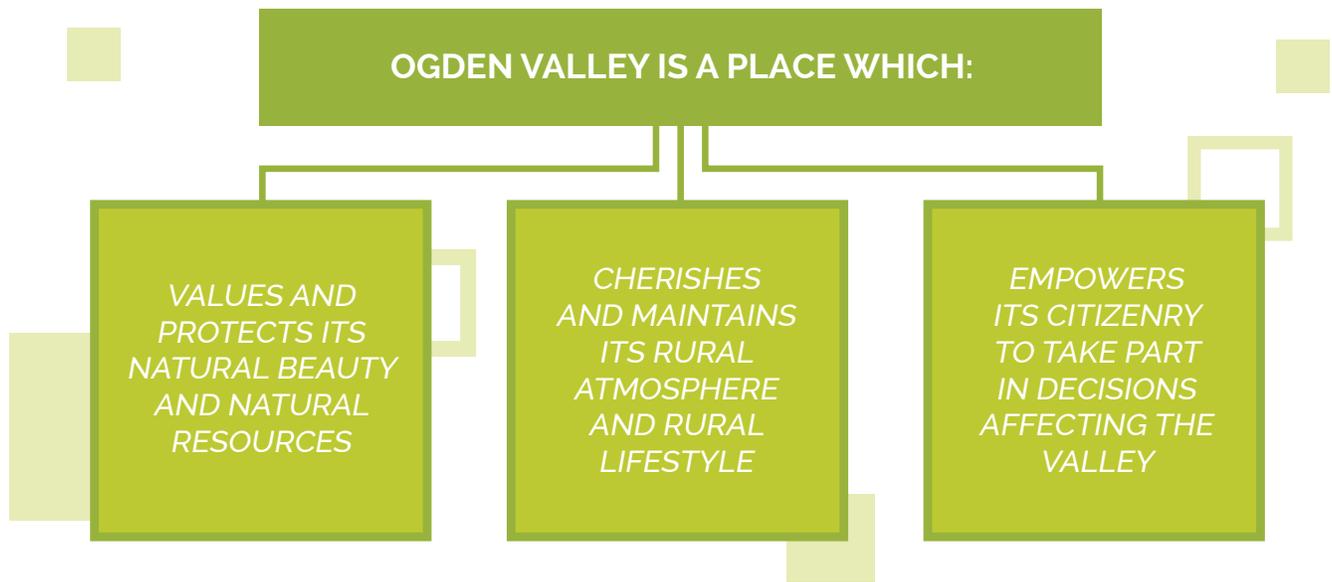


Image accessed from <http://www.whattodoinogdenvalley.com/blog/category/Indian%20Trail>

OUR COMMUNITY VISION - SO FAR



THE VISION

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

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

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





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

OGDEN VALLEY VISION PRINCIPLES

- 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.



NATURAL ENVIRONMENT

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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



SOCIAL ENVIRONMENT

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



Image credit of Jeff E Jensen

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

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

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

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

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

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

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

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

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



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



BUILT ENVIRONMENT

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



Image credit of www.AmazingRaise.com

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

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

Commercial growth should be confined to commercial centers. The form, flow, and function of these commercial places should be carefully planned to support the social desires and needs of the community. Big-box, strip-type development is avoided; chain retail and national franchises are avoided; and opportunities to walk and bike about commercial areas is accommodated. Architectural design standards are desired to create cohesive, appropriate, and attractive commercial developments.

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

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

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

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

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

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

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

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

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

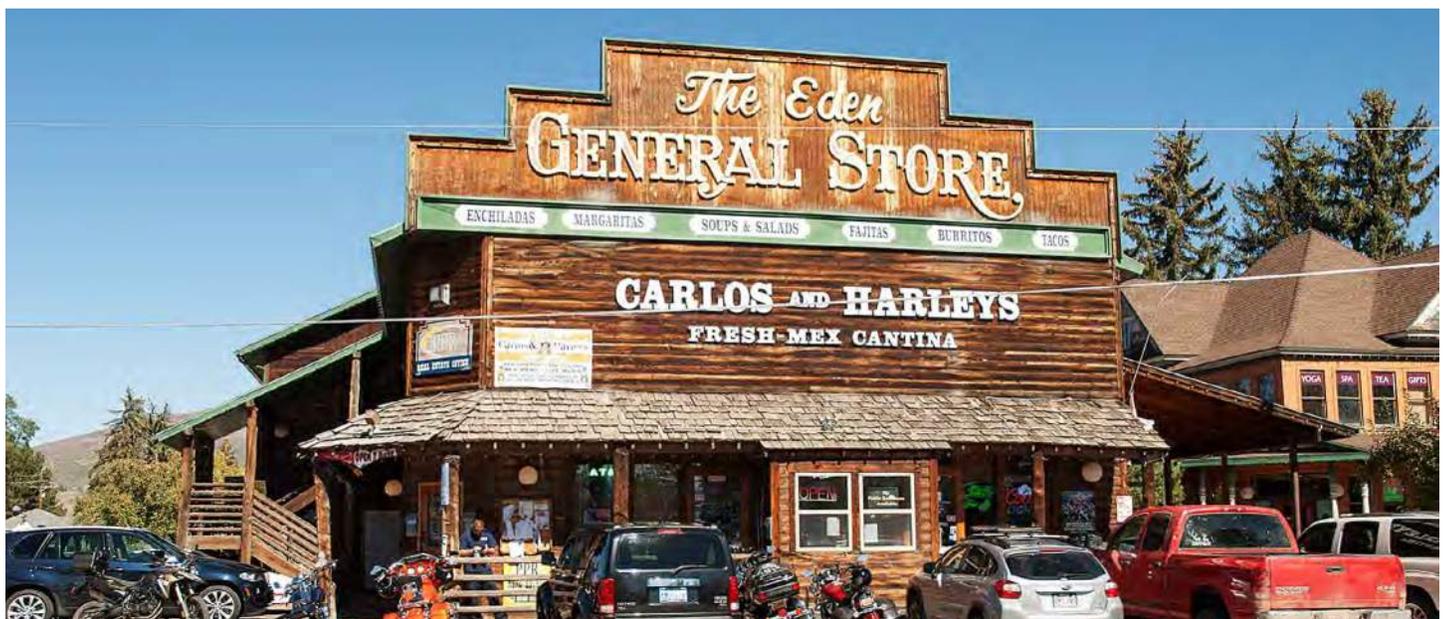


Image credit of Mark Gilmore



APPENDIX C

BIG IDEAS SURVEY SUMMARY

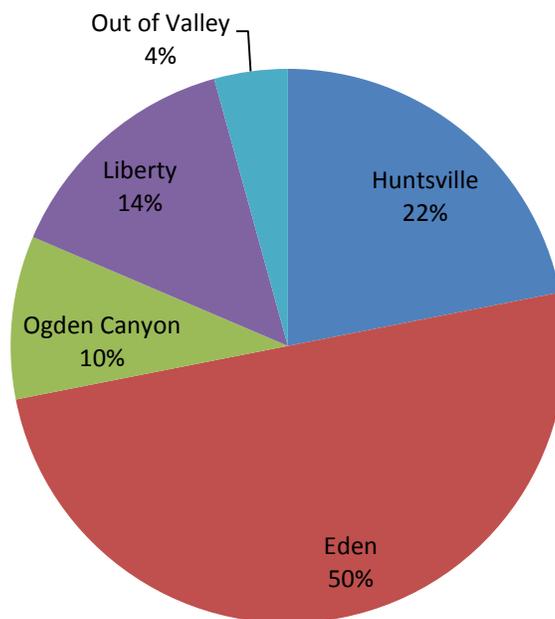
OGDEN VALLEY GENERAL PLAN UPDATE

BIG IDEAS SURVEY SUMMARY REPORT

May 5, 2015

226 Responses-- 189 complete surveys, 37 partially complete

1. Place of residence



2. Email address – not included in summary report.

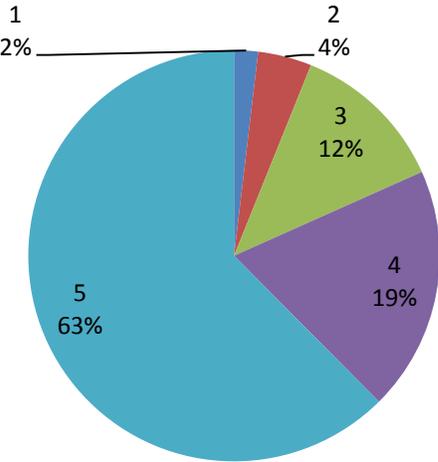
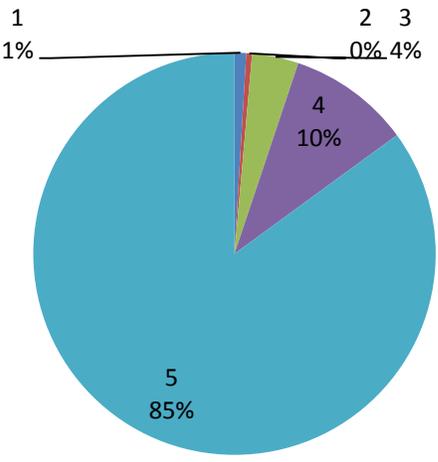
3. Rate Priorities

Natural Environment

What are the most important things to do over the next 40 years? Rate your priorities for the natural environment. These priorities were extracted from the Ogden Valley Vision Document. You can review the Vision Document

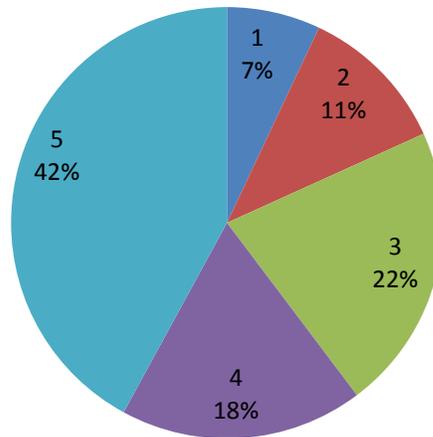
here: <http://valleyplan.com/documents> Select the number of stars you think each priority deserves (1 star = least important, 5 stars = most important):



| | Rank | | | | | | | | | | | | |
|--|--|------|------------|---|----|---|----|---|-----|---|-----|---|-----|
| <p>Preservation of views</p> | <p>Average Rank: 4.36</p>  <table border="1"> <caption>Data for 'Preservation of views' pie chart</caption> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2%</td> </tr> <tr> <td>2</td> <td>4%</td> </tr> <tr> <td>3</td> <td>12%</td> </tr> <tr> <td>4</td> <td>19%</td> </tr> <tr> <td>5</td> <td>63%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 2% | 2 | 4% | 3 | 12% | 4 | 19% | 5 | 63% |
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 2% | | | | | | | | | | | | |
| 2 | 4% | | | | | | | | | | | | |
| 3 | 12% | | | | | | | | | | | | |
| 4 | 19% | | | | | | | | | | | | |
| 5 | 63% | | | | | | | | | | | | |
| <p>Preservation of natural assets (e.g., streams, wildlife)</p> | <p>Average Rank: 4.79</p>  <table border="1"> <caption>Data for 'Preservation of natural assets' pie chart</caption> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1%</td> </tr> <tr> <td>2</td> <td>0%</td> </tr> <tr> <td>3</td> <td>4%</td> </tr> <tr> <td>4</td> <td>10%</td> </tr> <tr> <td>5</td> <td>85%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 1% | 2 | 0% | 3 | 4% | 4 | 10% | 5 | 85% |
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 1% | | | | | | | | | | | | |
| 2 | 0% | | | | | | | | | | | | |
| 3 | 4% | | | | | | | | | | | | |
| 4 | 10% | | | | | | | | | | | | |
| 5 | 85% | | | | | | | | | | | | |

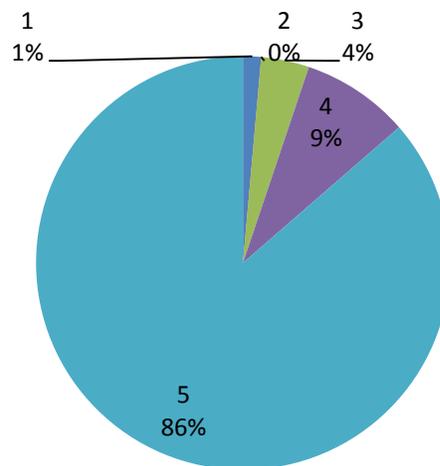
Farm acreage protected

Average Rank: 3.74



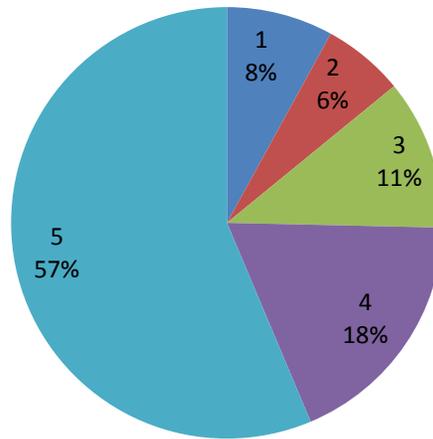
Air and water quality

Average Rank: 4.80



Dark sky quality

Average Rank: 4.09



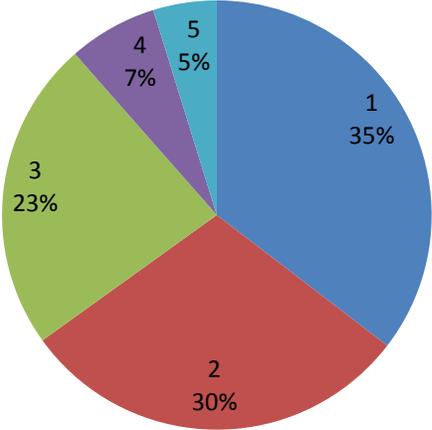
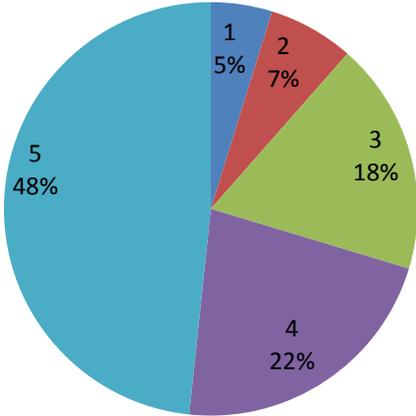
4. Rate Priorities

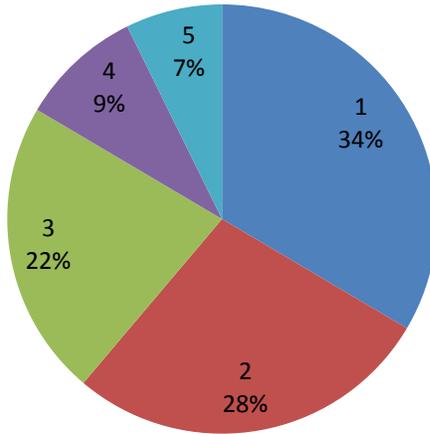
Social Environment

What are the most important things to do over the next 40 years? Rate your priorities for the social environment below. These priorities were extracted from the Ogden Valley Vision Document. Select the number of stars you think each priority deserves (1 star = least important, 5 stars = most important):

| | Rank | | | | | | | | | | | | |
|---|---|------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| <p>Compensation for number of development units/ property rights protected</p> | <p>Average Rank: 3.16</p> <table border="1"> <caption>Data for Compensation for number of development units/ property rights protected</caption> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>17%</td> </tr> <tr> <td>2</td> <td>14%</td> </tr> <tr> <td>3</td> <td>29%</td> </tr> <tr> <td>4</td> <td>12%</td> </tr> <tr> <td>5</td> <td>28%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 17% | 2 | 14% | 3 | 29% | 4 | 12% | 5 | 28% |
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 17% | | | | | | | | | | | | |
| 2 | 14% | | | | | | | | | | | | |
| 3 | 29% | | | | | | | | | | | | |
| 4 | 12% | | | | | | | | | | | | |
| 5 | 28% | | | | | | | | | | | | |
| <p>Diversity of employment in the Valley</p> | <p>Average Rank: 2.11</p> | | | | | | | | | | | | |

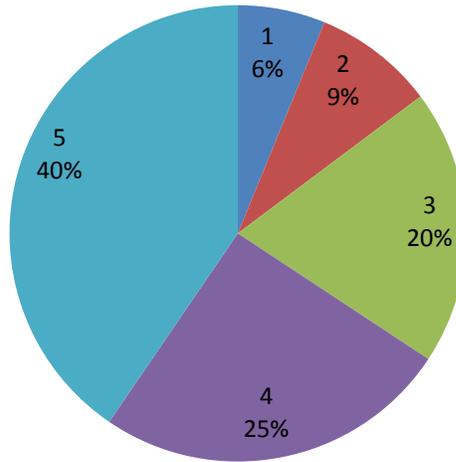


| |  <table border="1"> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>35%</td> </tr> <tr> <td>2</td> <td>30%</td> </tr> <tr> <td>3</td> <td>23%</td> </tr> <tr> <td>4</td> <td>7%</td> </tr> <tr> <td>5</td> <td>5%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 35% | 2 | 30% | 3 | 23% | 4 | 7% | 5 | 5% |
|---------------------------------------|---|------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 35% | | | | | | | | | | | | |
| 2 | 30% | | | | | | | | | | | | |
| 3 | 23% | | | | | | | | | | | | |
| 4 | 7% | | | | | | | | | | | | |
| 5 | 5% | | | | | | | | | | | | |
| Recreational quality | <p>Average Rank: 4.03</p>  <table border="1"> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5%</td> </tr> <tr> <td>2</td> <td>7%</td> </tr> <tr> <td>3</td> <td>18%</td> </tr> <tr> <td>4</td> <td>22%</td> </tr> <tr> <td>5</td> <td>48%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 5% | 2 | 7% | 3 | 18% | 4 | 22% | 5 | 48% |
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 5% | | | | | | | | | | | | |
| 2 | 7% | | | | | | | | | | | | |
| 3 | 18% | | | | | | | | | | | | |
| 4 | 22% | | | | | | | | | | | | |
| 5 | 48% | | | | | | | | | | | | |
| Quantity of jobs in the Valley | <p>Average Rank: 2.26</p> | | | | | | | | | | | | |



**Preservation of
historic/cultural heritage**

Average Rank: 3.82

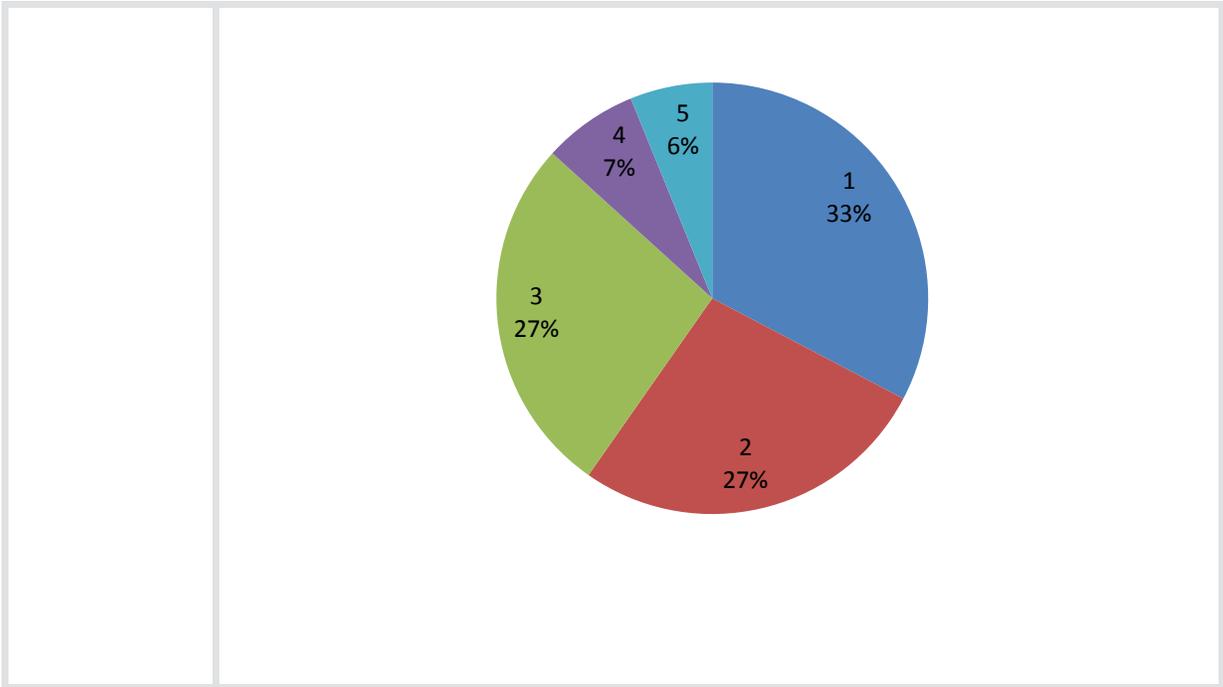


5. Rate Priorities

Built Environment

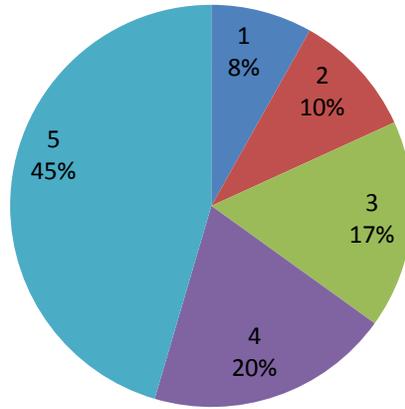
What are the most important things to do over the next 40 years? Rate your priorities for the built environment below. These priorities were extracted from the Ogden Valley Vision Document. Select the number of stars you think each priority deserves (1 star = least important, 5 stars = most important):

| | Rank | | | | | | | | | | | | |
|--|--|------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Commercial diversity (services available) | Average Rank: 2.36 <table border="1"> <caption>Commercial diversity (services available) - Rank Distribution</caption> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>35%</td> </tr> <tr> <td>2</td> <td>23%</td> </tr> <tr> <td>3</td> <td>21%</td> </tr> <tr> <td>4</td> <td>11%</td> </tr> <tr> <td>5</td> <td>10%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 35% | 2 | 23% | 3 | 21% | 4 | 11% | 5 | 10% |
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 35% | | | | | | | | | | | | |
| 2 | 23% | | | | | | | | | | | | |
| 3 | 21% | | | | | | | | | | | | |
| 4 | 11% | | | | | | | | | | | | |
| 5 | 10% | | | | | | | | | | | | |
| Housing diversity | Average Rank: 2.22 | | | | | | | | | | | | |



Access to water, sewer, information technology, and power systems

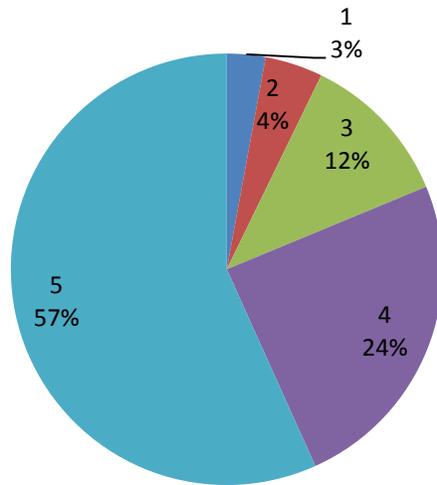
Average Rank: 3.78



Retention and promotion of character

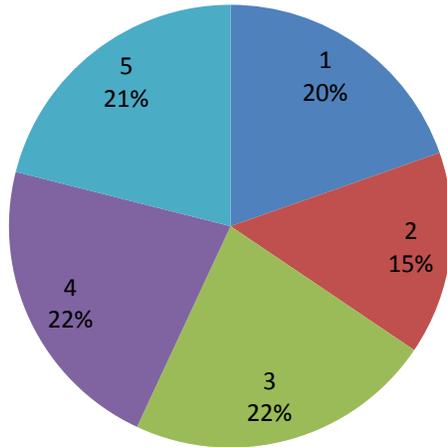
Average Rank: 4.26



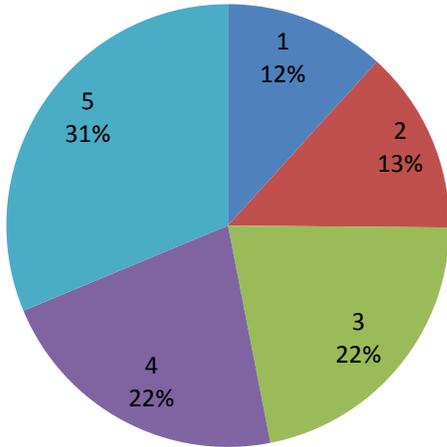
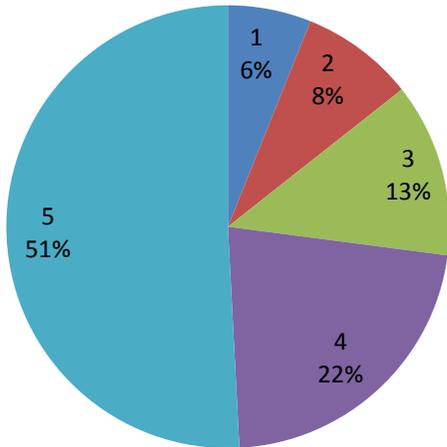


Mobility choices available (i.e., alternatives to the automobile)

Average Rank: 3.04

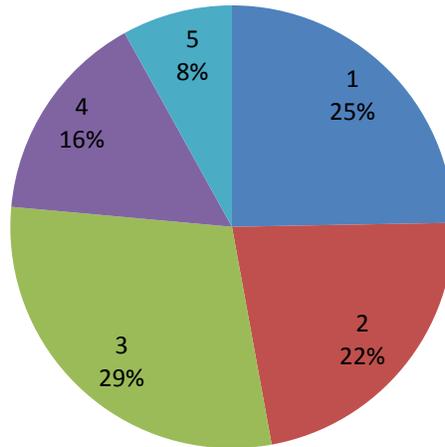


6. Open Space and Agricultural Lands

| | Rating | | | | | | | | | | | | |
|---|--|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Acquire agricultural lands for open space. | <p>Average Rank: 3.47</p>  <table border="1"> <caption>Distribution of Ratings for Acquiring Agricultural Lands for Open Space</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12%</td> </tr> <tr> <td>2</td> <td>13%</td> </tr> <tr> <td>3</td> <td>22%</td> </tr> <tr> <td>4</td> <td>22%</td> </tr> <tr> <td>5</td> <td>31%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 12% | 2 | 13% | 3 | 22% | 4 | 22% | 5 | 31% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 12% | | | | | | | | | | | | |
| 2 | 13% | | | | | | | | | | | | |
| 3 | 22% | | | | | | | | | | | | |
| 4 | 22% | | | | | | | | | | | | |
| 5 | 31% | | | | | | | | | | | | |
| Acquire non-agricultural land for open space. | <p>Average Rank: 4.04</p>  <table border="1"> <caption>Distribution of Ratings for Acquiring Non-Agricultural Land for Open Space</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6%</td> </tr> <tr> <td>2</td> <td>8%</td> </tr> <tr> <td>3</td> <td>13%</td> </tr> <tr> <td>4</td> <td>22%</td> </tr> <tr> <td>5</td> <td>51%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 6% | 2 | 8% | 3 | 13% | 4 | 22% | 5 | 51% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 6% | | | | | | | | | | | | |
| 2 | 8% | | | | | | | | | | | | |
| 3 | 13% | | | | | | | | | | | | |
| 4 | 22% | | | | | | | | | | | | |
| 5 | 51% | | | | | | | | | | | | |
| County-sponsored | <p>Average Rank: 2.60</p> | | | | | | | | | | | | |

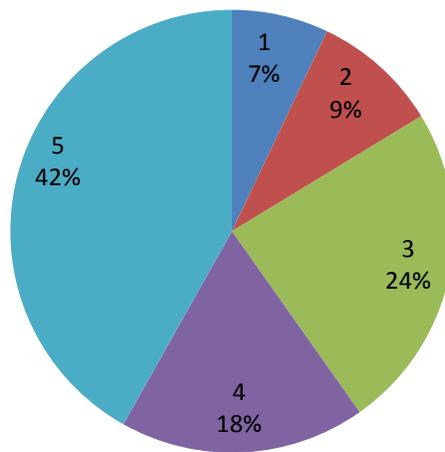


agritourism
economic
development
program.



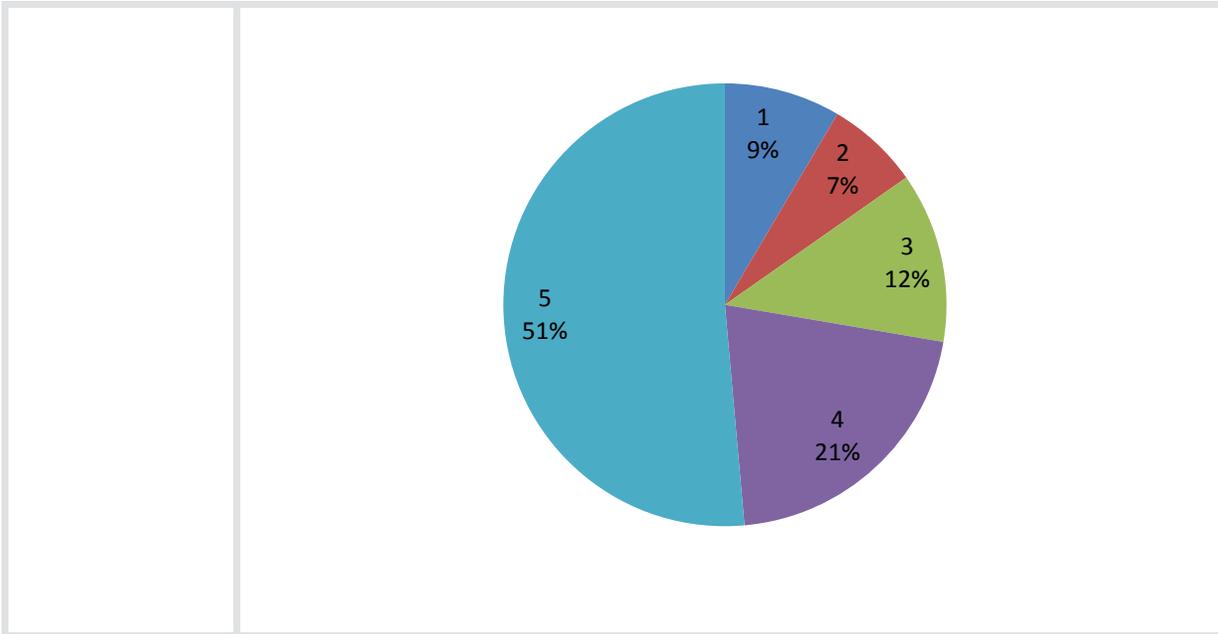
Open space
protection
through land
acquisition.

Average Rank: 3.78



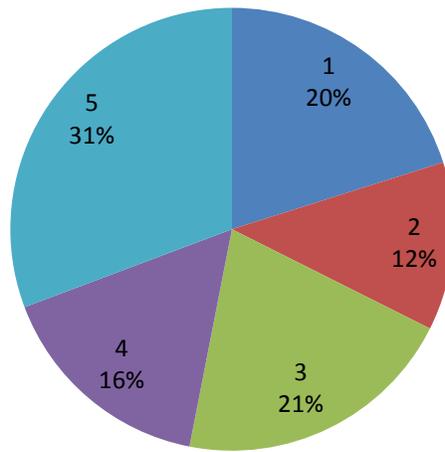
Open space
protection
through
conservation
easement.

Average Rank: 3.99



Open space protection through clustering.

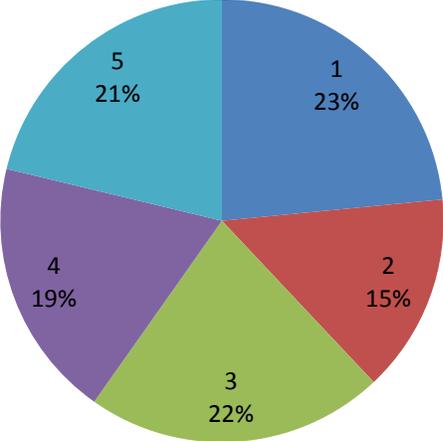
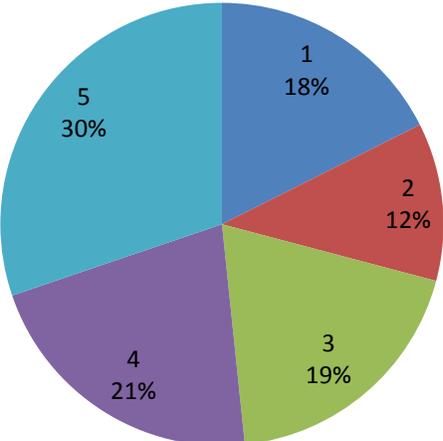
Average Rank: 3.24

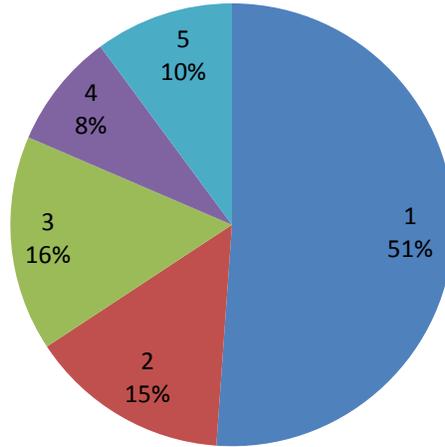


Open space conservation funding from sales tax increment.

Average Rank: 2.99

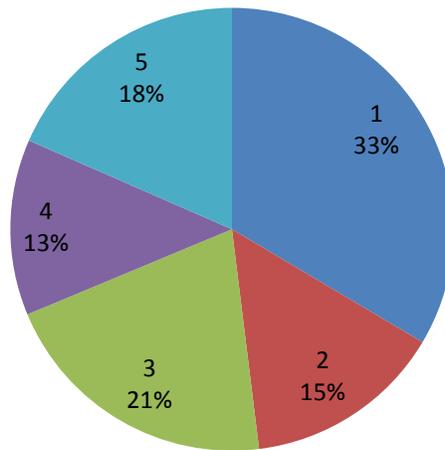


| |  <table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>23%</td> </tr> <tr> <td>2</td> <td>15%</td> </tr> <tr> <td>3</td> <td>22%</td> </tr> <tr> <td>4</td> <td>19%</td> </tr> <tr> <td>5</td> <td>21%</td> </tr> </tbody> </table> | Category | Percentage | 1 | 23% | 2 | 15% | 3 | 22% | 4 | 19% | 5 | 21% |
|---|---|----------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Category | Percentage | | | | | | | | | | | | |
| 1 | 23% | | | | | | | | | | | | |
| 2 | 15% | | | | | | | | | | | | |
| 3 | 22% | | | | | | | | | | | | |
| 4 | 19% | | | | | | | | | | | | |
| 5 | 21% | | | | | | | | | | | | |
| <p>Open space conservation funding from event fees.</p> | <p>Average Rank: 3.35</p>  <table border="1"> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>18%</td> </tr> <tr> <td>2</td> <td>12%</td> </tr> <tr> <td>3</td> <td>19%</td> </tr> <tr> <td>4</td> <td>21%</td> </tr> <tr> <td>5</td> <td>30%</td> </tr> </tbody> </table> | Category | Percentage | 1 | 18% | 2 | 12% | 3 | 19% | 4 | 21% | 5 | 30% |
| Category | Percentage | | | | | | | | | | | | |
| 1 | 18% | | | | | | | | | | | | |
| 2 | 12% | | | | | | | | | | | | |
| 3 | 19% | | | | | | | | | | | | |
| 4 | 21% | | | | | | | | | | | | |
| 5 | 30% | | | | | | | | | | | | |
| <p>Open space conservation funding from property tax increase.</p> | <p>Average Rank: 2.11</p> | | | | | | | | | | | | |



**Hire a County
Open Space
Coordinator to
manage
protection in the
Valley.**

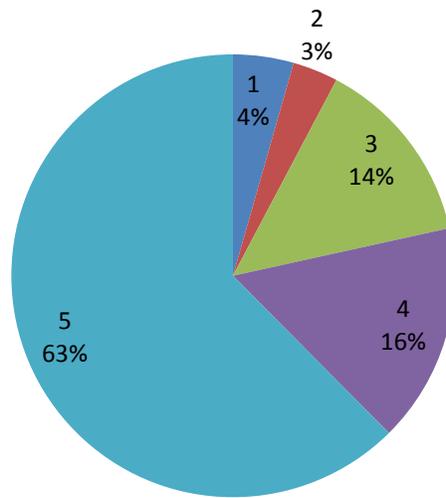
Average Rank: 2.67



7. Sensitive Lands

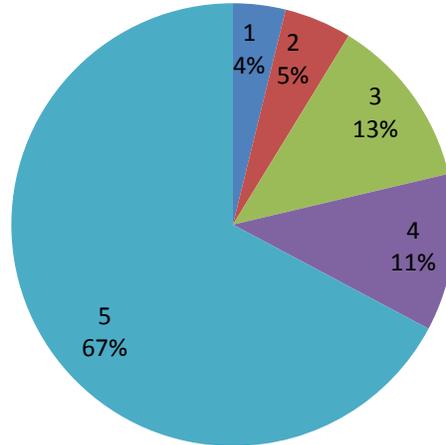
| | Rating | | | | | | | | | | | | |
|---|--|--------|------------|---|----|---|----|---|-----|---|-----|---|-----|
| Prohibit development on ridgelines. | <p>Average Rank: 4.38</p> <table border="1"> <caption>Rating Distribution for Prohibit development on ridgelines.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6%</td> </tr> <tr> <td>2</td> <td>3%</td> </tr> <tr> <td>3</td> <td>8%</td> </tr> <tr> <td>4</td> <td>13%</td> </tr> <tr> <td>5</td> <td>70%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 6% | 2 | 3% | 3 | 8% | 4 | 13% | 5 | 70% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 6% | | | | | | | | | | | | |
| 2 | 3% | | | | | | | | | | | | |
| 3 | 8% | | | | | | | | | | | | |
| 4 | 13% | | | | | | | | | | | | |
| 5 | 70% | | | | | | | | | | | | |
| Prohibit development on hillsides and steep slopes. | <p>Average Rank: 4.04</p> <table border="1"> <caption>Rating Distribution for Prohibit development on hillsides and steep slopes.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6%</td> </tr> <tr> <td>2</td> <td>7%</td> </tr> <tr> <td>3</td> <td>19%</td> </tr> <tr> <td>4</td> <td>15%</td> </tr> <tr> <td>5</td> <td>53%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 6% | 2 | 7% | 3 | 19% | 4 | 15% | 5 | 53% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 6% | | | | | | | | | | | | |
| 2 | 7% | | | | | | | | | | | | |
| 3 | 19% | | | | | | | | | | | | |
| 4 | 15% | | | | | | | | | | | | |
| 5 | 53% | | | | | | | | | | | | |
| Prohibit development in | <p>Average Rank: 4.28</p> | | | | | | | | | | | | |

riparian areas and immediately adjacent to creeks, rivers, and Pineview Reservoir.



Acquire sensitive wildlife habitats and protect as open space.

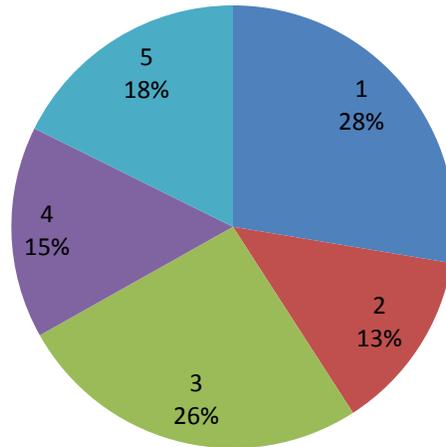
Average Rank: 4.33



8. Air, Water, and Dark Sky Quality

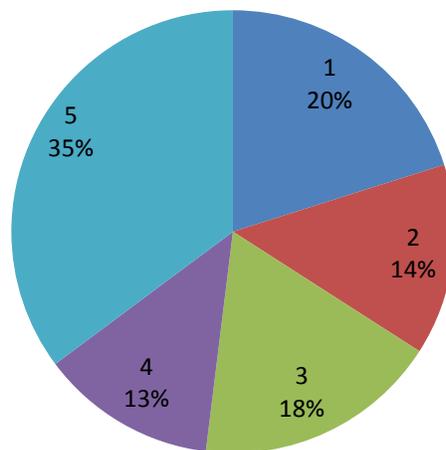
| | Rating | | | | | | | | | | | | |
|--|---|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Solar or other renewable energy requirements or incentives for new construction in the Valley. | <p>Average Rank: 3.55</p> <table border="1"> <caption>Rating Distribution for Solar or other renewable energy requirements</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12%</td> </tr> <tr> <td>2</td> <td>12%</td> </tr> <tr> <td>3</td> <td>21%</td> </tr> <tr> <td>4</td> <td>19%</td> </tr> <tr> <td>5</td> <td>36%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 12% | 2 | 12% | 3 | 21% | 4 | 19% | 5 | 36% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 12% | | | | | | | | | | | | |
| 2 | 12% | | | | | | | | | | | | |
| 3 | 21% | | | | | | | | | | | | |
| 4 | 19% | | | | | | | | | | | | |
| 5 | 36% | | | | | | | | | | | | |
| Air quality ordinances (emission inspection, anti-idling, woodburning, etc.) | <p>Average Rank: 3.34</p> <table border="1"> <caption>Rating Distribution for Air quality ordinances</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>21%</td> </tr> <tr> <td>2</td> <td>7%</td> </tr> <tr> <td>3</td> <td>20%</td> </tr> <tr> <td>4</td> <td>18%</td> </tr> <tr> <td>5</td> <td>34%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 21% | 2 | 7% | 3 | 20% | 4 | 18% | 5 | 34% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 21% | | | | | | | | | | | | |
| 2 | 7% | | | | | | | | | | | | |
| 3 | 20% | | | | | | | | | | | | |
| 4 | 18% | | | | | | | | | | | | |
| 5 | 34% | | | | | | | | | | | | |
| Transit systems designed to | <p>Average Rank: 2.81</p> | | | | | | | | | | | | |

reduce future auto use.



Drinking water delivery and treatment systems Valleywide.

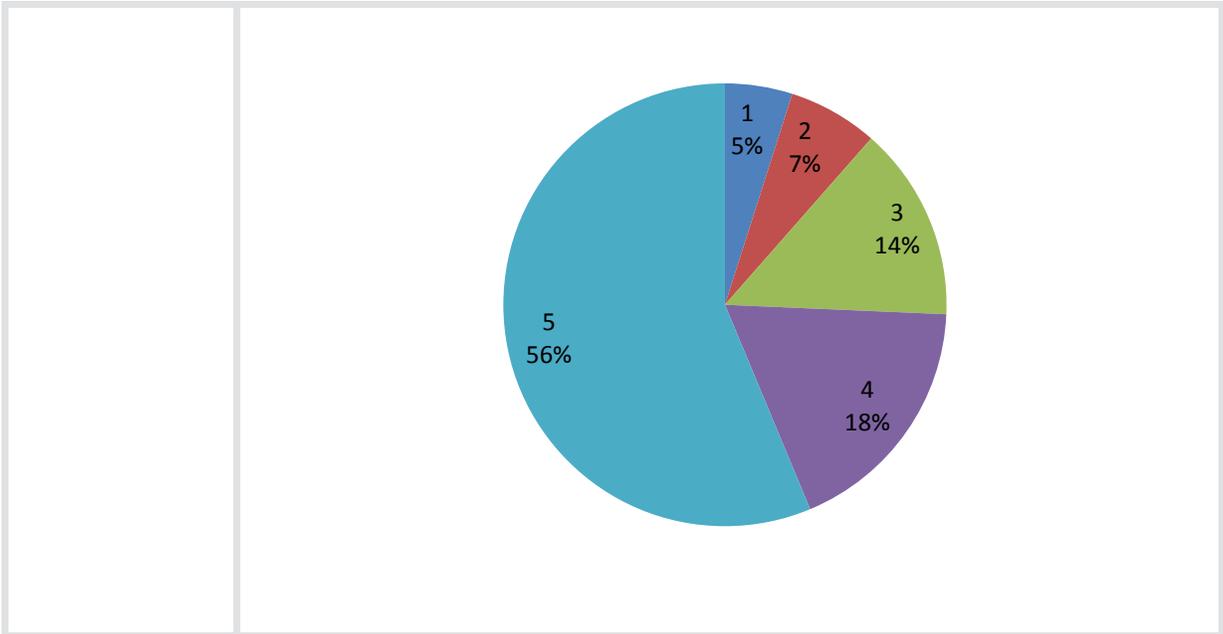
Average Rank: 3.28



Watershed protection ordinance to control new water system development.

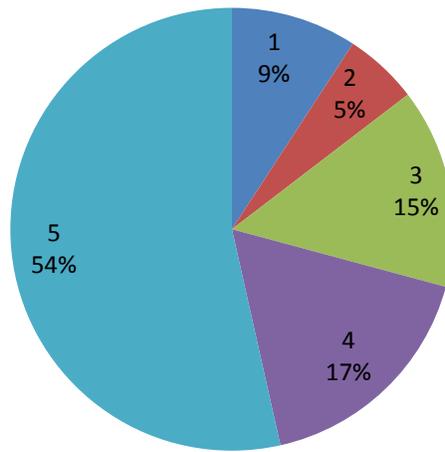
Average Rank: 4.14





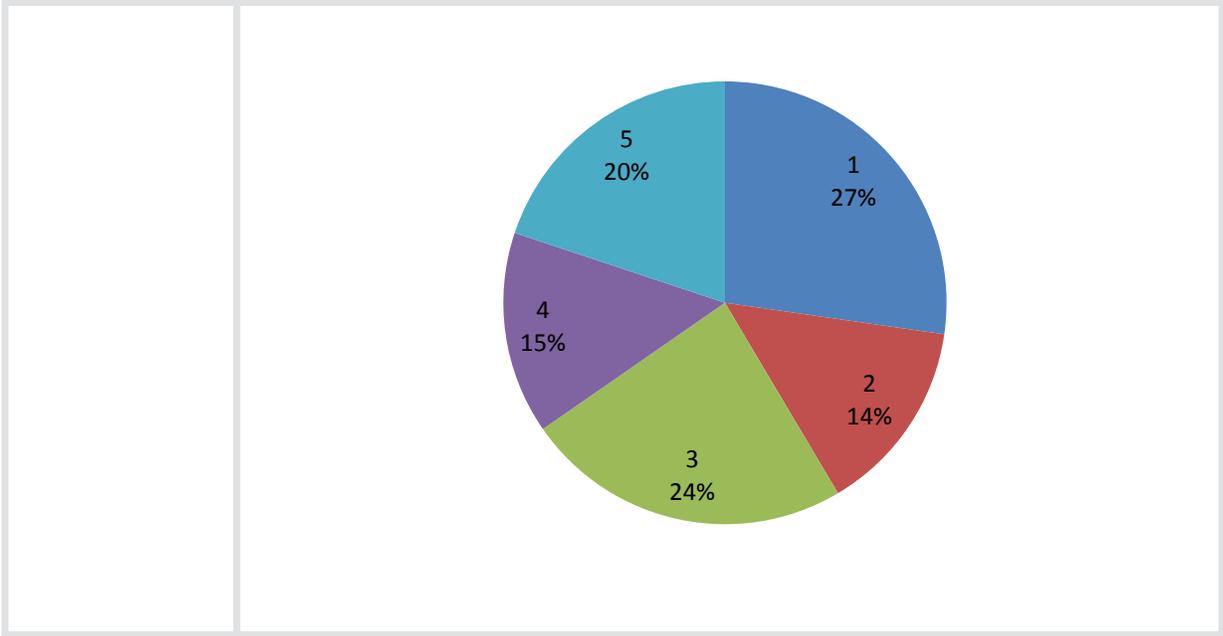
Sensitive lighting requirements to protect night sky visibility.

Average Rank: 4.00

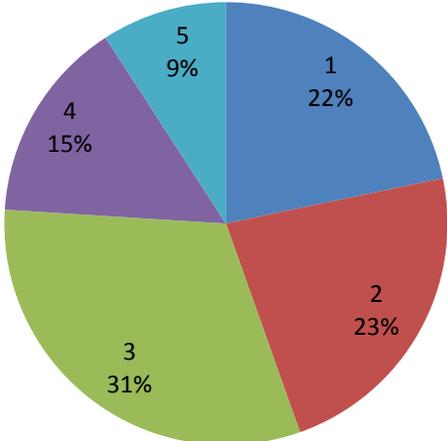
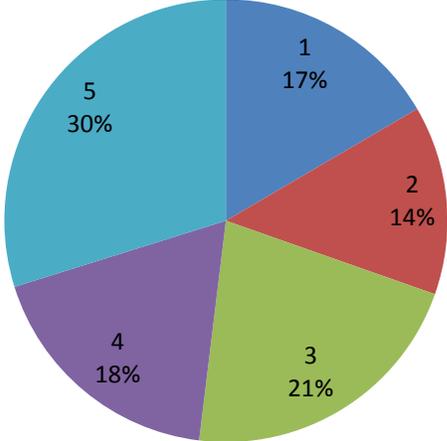


Valleywide sewer system.

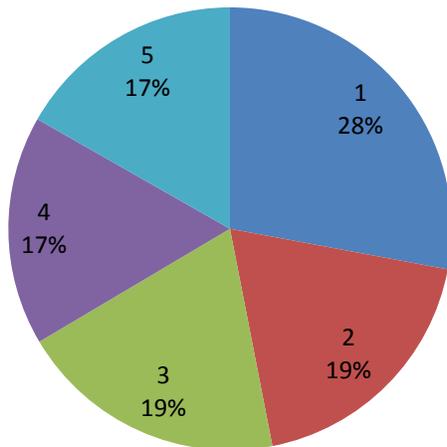
Average Rank: 2.85



9. Economic Development

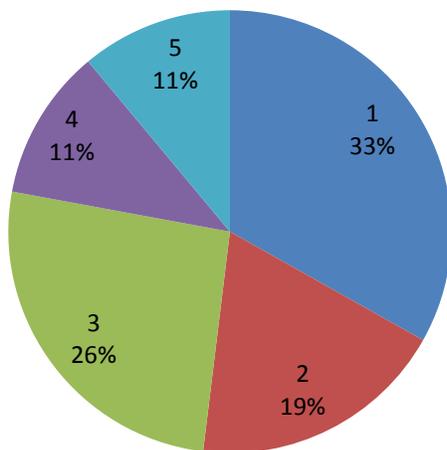
| | Rating | | | | | | | | | | | | |
|---|---|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Focus economic development on agritourism. | <p>Average Rank: 2.67</p>  <table border="1"> <caption>Data for Agritourism Focus</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>22%</td> </tr> <tr> <td>2</td> <td>23%</td> </tr> <tr> <td>3</td> <td>31%</td> </tr> <tr> <td>4</td> <td>15%</td> </tr> <tr> <td>5</td> <td>9%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 22% | 2 | 23% | 3 | 31% | 4 | 15% | 5 | 9% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 22% | | | | | | | | | | | | |
| 2 | 23% | | | | | | | | | | | | |
| 3 | 31% | | | | | | | | | | | | |
| 4 | 15% | | | | | | | | | | | | |
| 5 | 9% | | | | | | | | | | | | |
| Focus economic development on recreational tourism. | <p>Average Rank: 3.30</p>  <table border="1"> <caption>Data for Recreational Tourism Focus</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>17%</td> </tr> <tr> <td>2</td> <td>14%</td> </tr> <tr> <td>3</td> <td>21%</td> </tr> <tr> <td>4</td> <td>18%</td> </tr> <tr> <td>5</td> <td>30%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 17% | 2 | 14% | 3 | 21% | 4 | 18% | 5 | 30% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 17% | | | | | | | | | | | | |
| 2 | 14% | | | | | | | | | | | | |
| 3 | 21% | | | | | | | | | | | | |
| 4 | 18% | | | | | | | | | | | | |
| 5 | 30% | | | | | | | | | | | | |
| Focus economic development on | <p>Average Rank: 2.74</p> | | | | | | | | | | | | |

outdoor-industry
companies.



Focus economic
development on
local retail
opportunities.

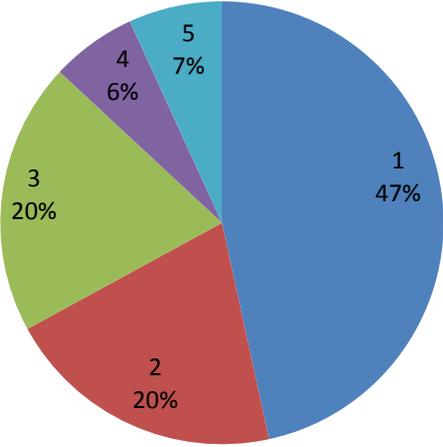
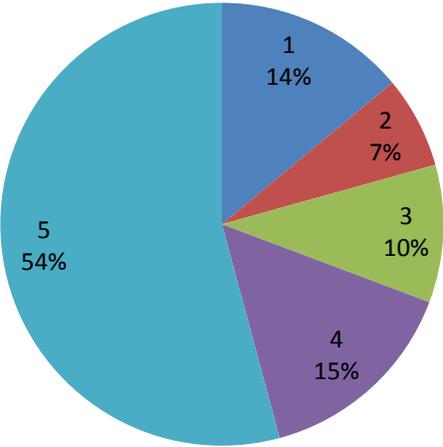
Average Rank: 2.48

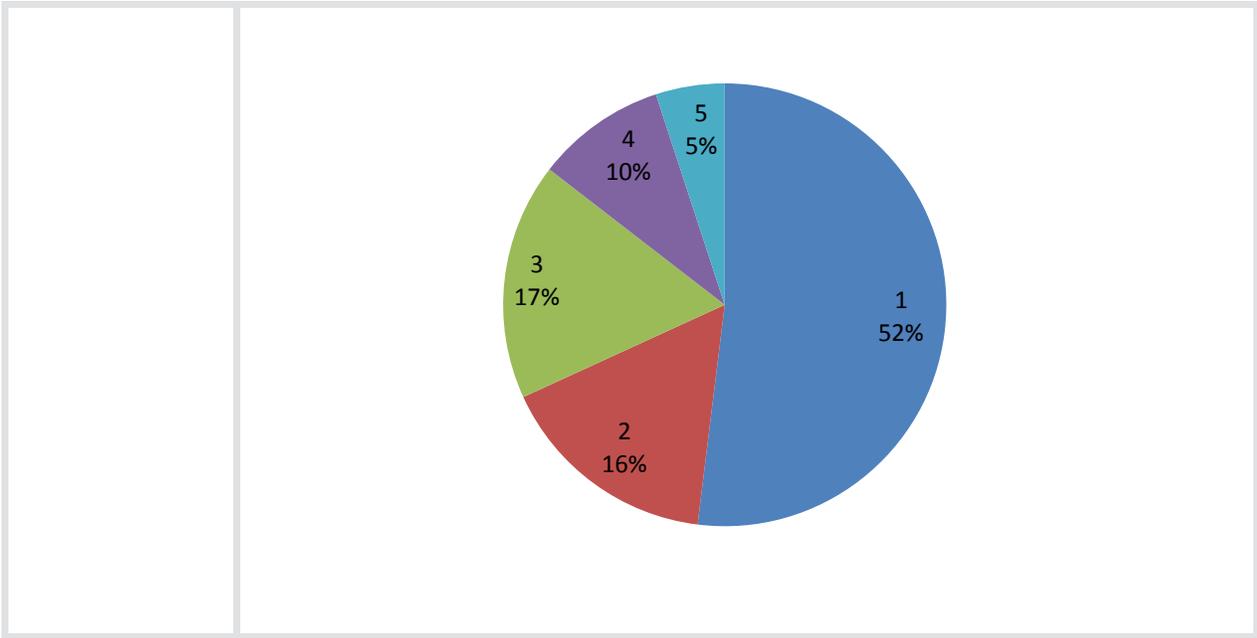


Focus economic
development on
new jobs in the
Valley.

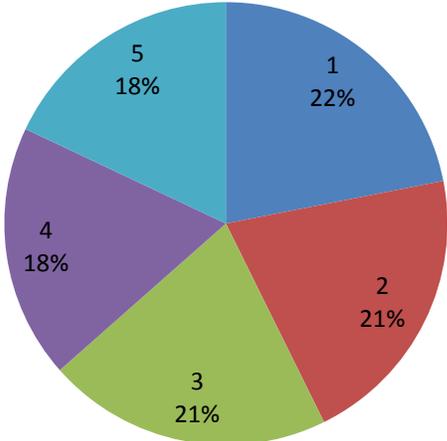
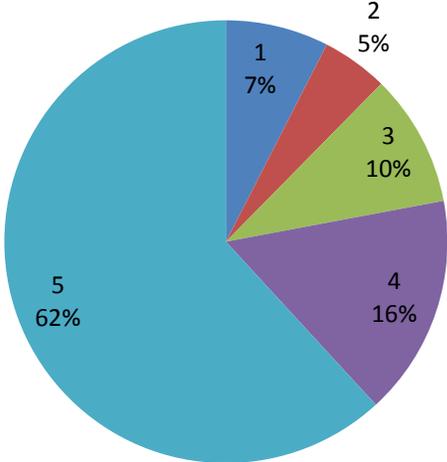
Average Rank: 2.06



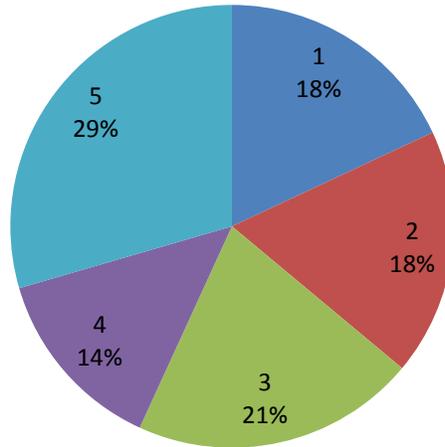
| |  <table border="1"> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>47%</td> </tr> <tr> <td>2</td> <td>20%</td> </tr> <tr> <td>3</td> <td>20%</td> </tr> <tr> <td>4</td> <td>6%</td> </tr> <tr> <td>5</td> <td>7%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 47% | 2 | 20% | 3 | 20% | 4 | 6% | 5 | 7% |
|---|--|------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 47% | | | | | | | | | | | | |
| 2 | 20% | | | | | | | | | | | | |
| 3 | 20% | | | | | | | | | | | | |
| 4 | 6% | | | | | | | | | | | | |
| 5 | 7% | | | | | | | | | | | | |
| <p>Keep economic activity centers in Ogden City.</p> | <p>Average Rank: 3.90</p>  <table border="1"> <thead> <tr> <th>Rank</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>14%</td> </tr> <tr> <td>2</td> <td>7%</td> </tr> <tr> <td>3</td> <td>10%</td> </tr> <tr> <td>4</td> <td>15%</td> </tr> <tr> <td>5</td> <td>54%</td> </tr> </tbody> </table> | Rank | Percentage | 1 | 14% | 2 | 7% | 3 | 10% | 4 | 15% | 5 | 54% |
| Rank | Percentage | | | | | | | | | | | | |
| 1 | 14% | | | | | | | | | | | | |
| 2 | 7% | | | | | | | | | | | | |
| 3 | 10% | | | | | | | | | | | | |
| 4 | 15% | | | | | | | | | | | | |
| 5 | 54% | | | | | | | | | | | | |
| <p>Develop more hotel and accommodation opportunities in the Valley.</p> | <p>Average Rank: 1.98</p> | | | | | | | | | | | | |



10. Recreation

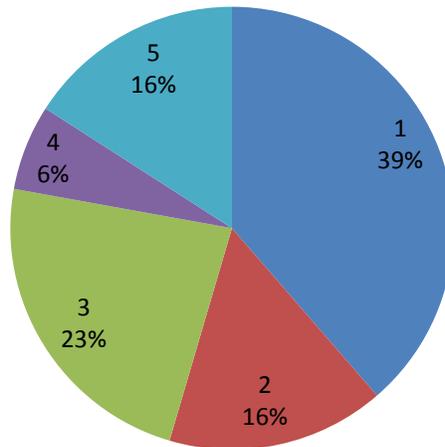
| | Rating | | | | | | | | | | | | |
|---|---|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| <p>Improve parking and access to Pineview Reservoir.</p> | <p>Average Rank: 2.89</p>  <table border="1"> <caption>Rating Distribution for Improve parking and access to Pineview Reservoir.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>22%</td> </tr> <tr> <td>2</td> <td>21%</td> </tr> <tr> <td>3</td> <td>21%</td> </tr> <tr> <td>4</td> <td>18%</td> </tr> <tr> <td>5</td> <td>18%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 22% | 2 | 21% | 3 | 21% | 4 | 18% | 5 | 18% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 22% | | | | | | | | | | | | |
| 2 | 21% | | | | | | | | | | | | |
| 3 | 21% | | | | | | | | | | | | |
| 4 | 18% | | | | | | | | | | | | |
| 5 | 18% | | | | | | | | | | | | |
| <p>Enhance and complete the pathway around Pineview Reservoir.</p> | <p>Average Rank: 4.19</p>  <table border="1"> <caption>Rating Distribution for Enhance and complete the pathway around Pineview Reservoir.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7%</td> </tr> <tr> <td>2</td> <td>5%</td> </tr> <tr> <td>3</td> <td>10%</td> </tr> <tr> <td>4</td> <td>16%</td> </tr> <tr> <td>5</td> <td>62%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 7% | 2 | 5% | 3 | 10% | 4 | 16% | 5 | 62% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 7% | | | | | | | | | | | | |
| 2 | 5% | | | | | | | | | | | | |
| 3 | 10% | | | | | | | | | | | | |
| 4 | 16% | | | | | | | | | | | | |
| 5 | 62% | | | | | | | | | | | | |
| <p>Expand existing community parks</p> | <p>Average Rank: 3.18</p> | | | | | | | | | | | | |

in Liberty and Eden.



Invest in a new park at the south end of the Valley.

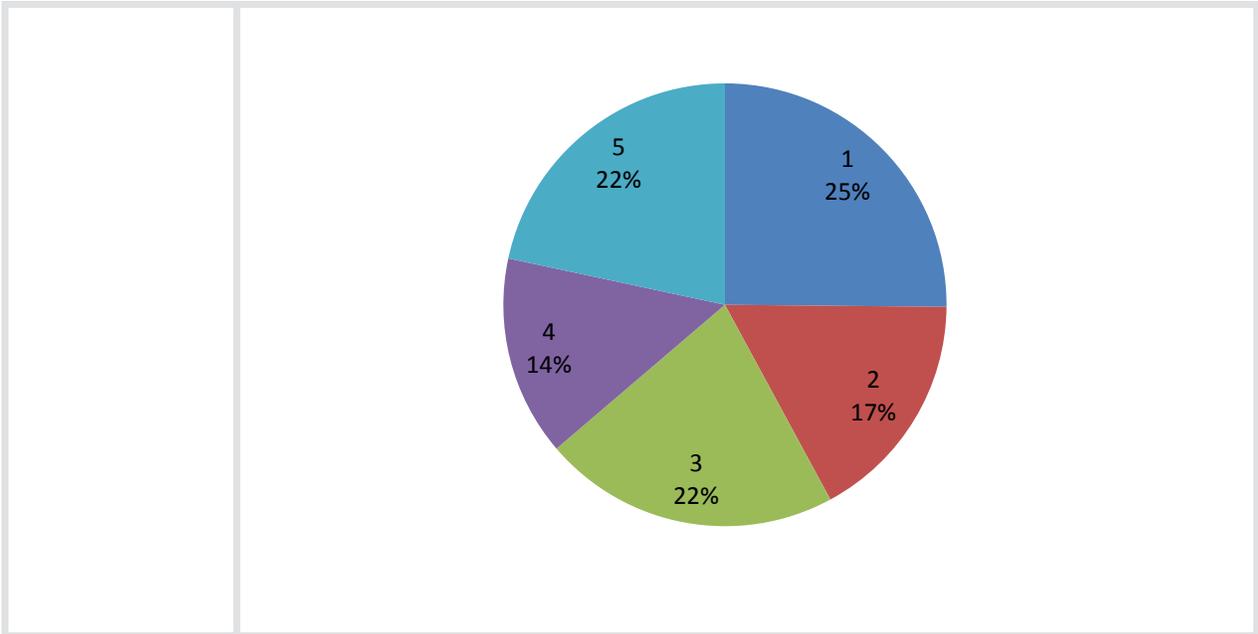
Average Rank: 2.45



Adopt a recreation impact fee program to fund recreation investments for residents.

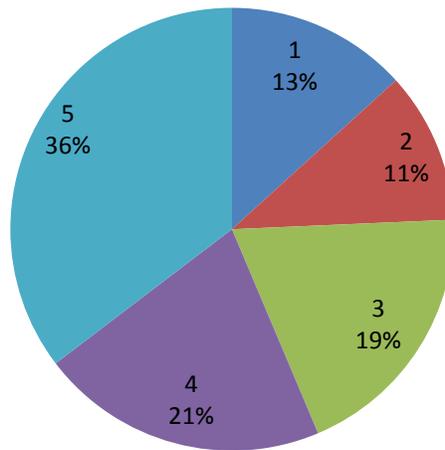
Average Rank: 2.90





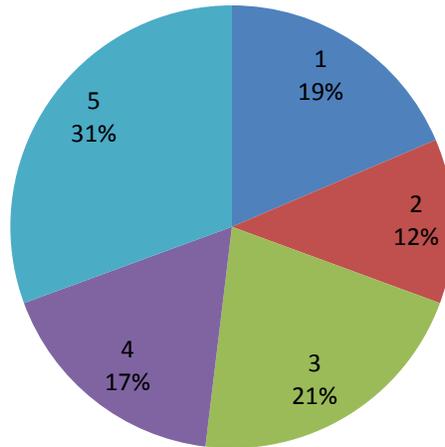
Develop a “valley use conservation fee”; assess on participants of organized recreation events and use proceeds for conservation and event infrastructure.

Average Rank: 3.54



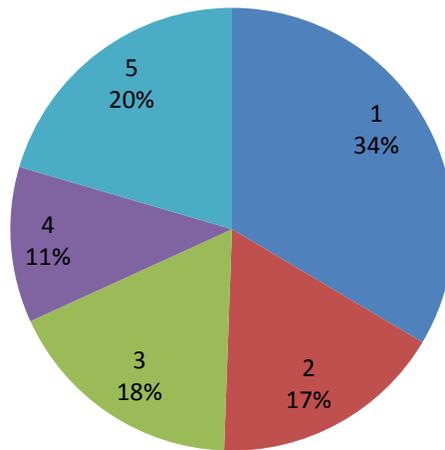
Create more trails to accommodate diverse user groups (mountain biking, horseman, OHV, etc.).

Average Rank: 3.29



Hire a County Trails Coordinator for trail plans and maintenance.

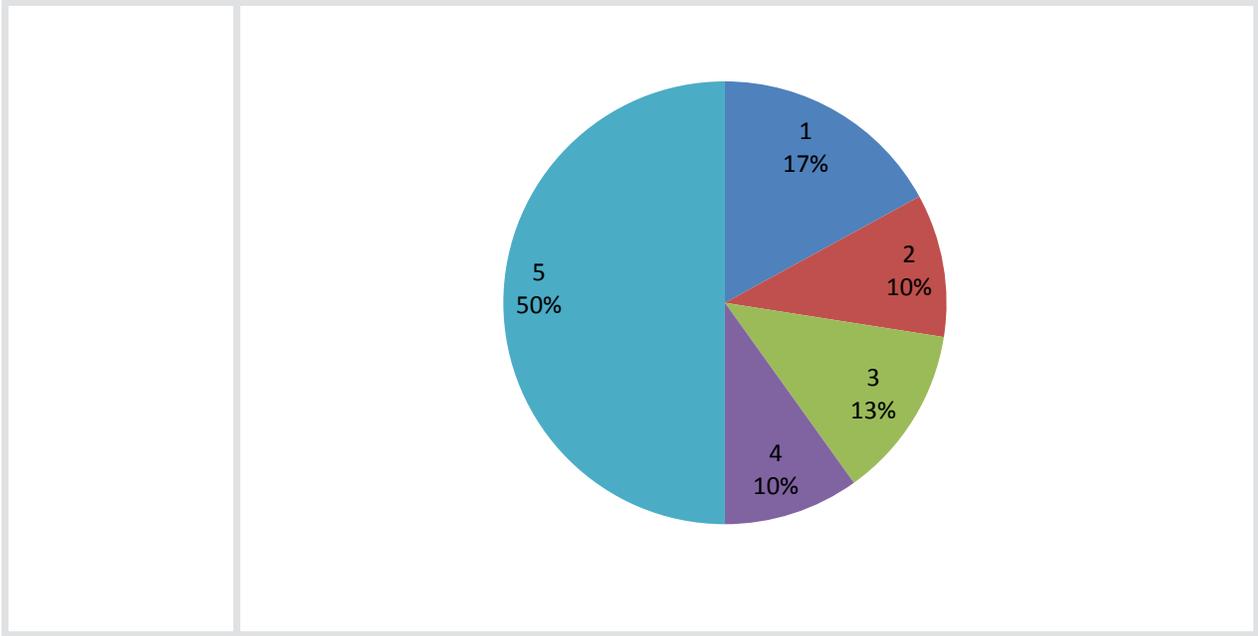
Average Rank: 2.67



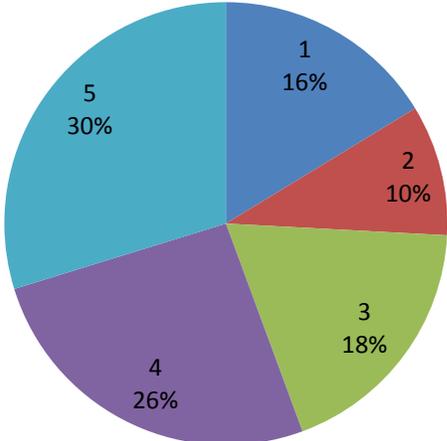
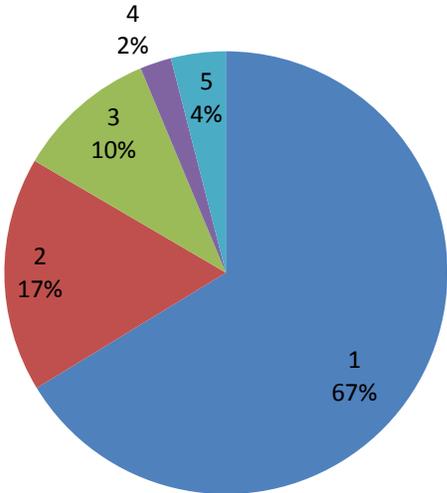
Increase boat fees, especially for large boats, at Pineview Reservoir.

Average Rank: 3.65



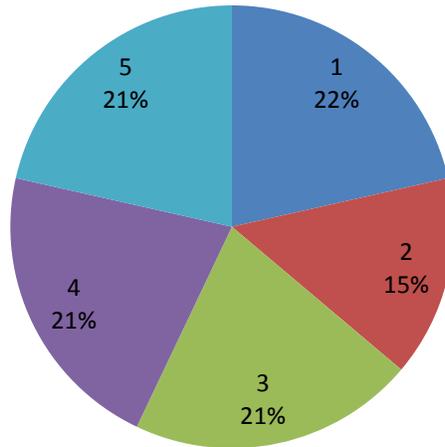


11. Land Use and Demographics

| | Rating | | | | | | | | | | | | |
|--|---|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Promote development in existing, already defined neighborhoods or centers. | <p>Average Rank: 3.42</p>  <table border="1"> <caption>Distribution of Ratings for Existing Neighborhoods</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>16%</td> </tr> <tr> <td>2</td> <td>10%</td> </tr> <tr> <td>3</td> <td>18%</td> </tr> <tr> <td>4</td> <td>26%</td> </tr> <tr> <td>5</td> <td>30%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 16% | 2 | 10% | 3 | 18% | 4 | 26% | 5 | 30% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 16% | | | | | | | | | | | | |
| 2 | 10% | | | | | | | | | | | | |
| 3 | 18% | | | | | | | | | | | | |
| 4 | 26% | | | | | | | | | | | | |
| 5 | 30% | | | | | | | | | | | | |
| Promote development on underutilized and vacant land in the Valley. | <p>Average Rank: 1.61</p>  <table border="1"> <caption>Distribution of Ratings for Underutilized Land</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>67%</td> </tr> <tr> <td>2</td> <td>17%</td> </tr> <tr> <td>3</td> <td>10%</td> </tr> <tr> <td>4</td> <td>2%</td> </tr> <tr> <td>5</td> <td>4%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 67% | 2 | 17% | 3 | 10% | 4 | 2% | 5 | 4% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 67% | | | | | | | | | | | | |
| 2 | 17% | | | | | | | | | | | | |
| 3 | 10% | | | | | | | | | | | | |
| 4 | 2% | | | | | | | | | | | | |
| 5 | 4% | | | | | | | | | | | | |
| Encourage most new development | <p>Average Rank: 3.06</p> | | | | | | | | | | | | |

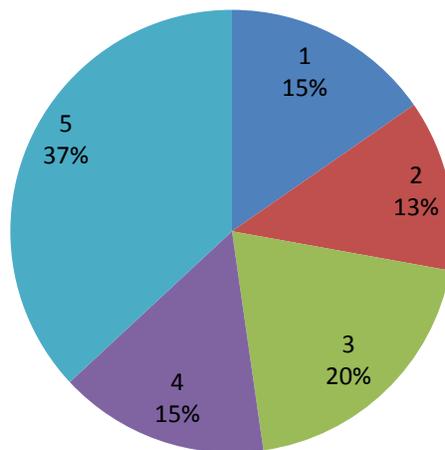


in the resort areas.



Cap current development and redistribute in more efficient patterns (Transfer of Development Rights).

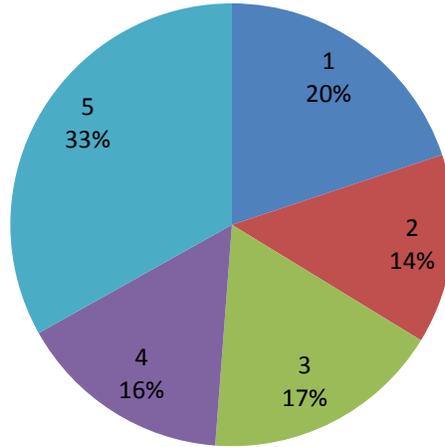
Average Rank: 3.47



Reduce development entitlement through acquisition or Purchase of Development

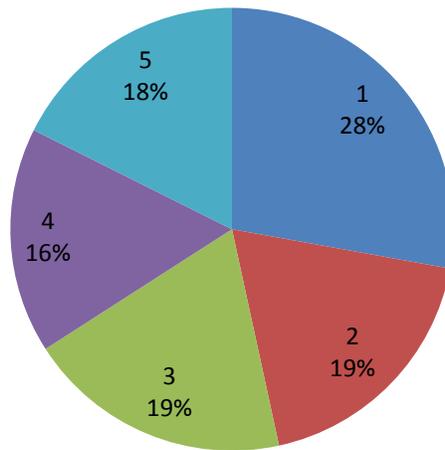
Average Rank: 3.29

(PDR) tools.



Greater develop the Valley's education system, including schools.

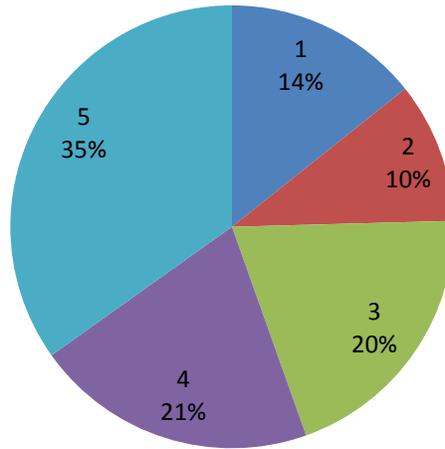
Average Rank: 2.76



Establish greenbelt buffers between neighborhoods.

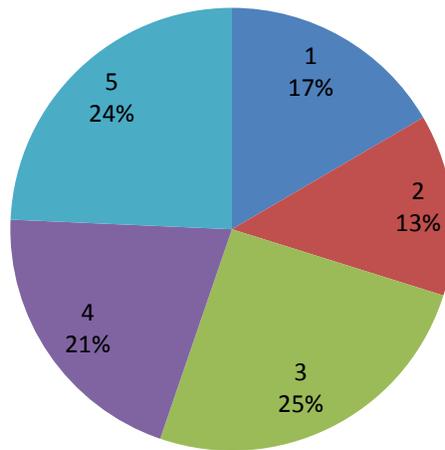
Average Rank: 3.51



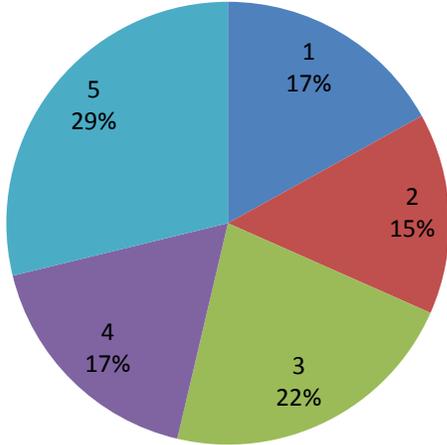
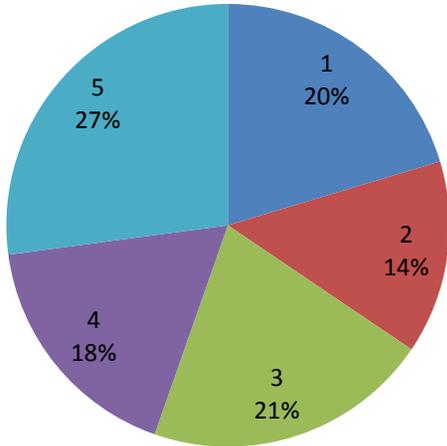


Develop comprehensive emergency services in the Valley.

Average Rank: 3.23

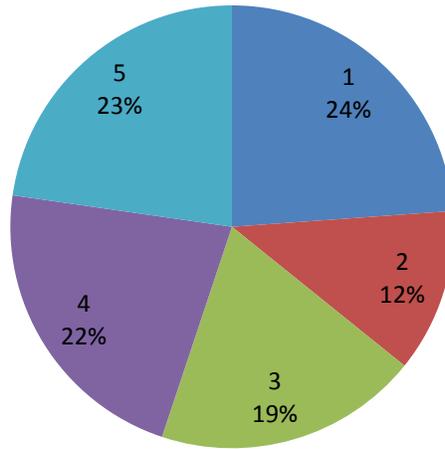


12. Historic and Cultural Resources

| | Rating | | | | | | | | | | | | |
|--|---|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| <p>Create a Historic Preservation Master Plan for the Valley.</p> | <p>Average Rank: 3.27</p>  <table border="1"> <caption>Rating Distribution for Create a Historic Preservation Master Plan for the Valley</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>17%</td> </tr> <tr> <td>2</td> <td>15%</td> </tr> <tr> <td>3</td> <td>22%</td> </tr> <tr> <td>4</td> <td>17%</td> </tr> <tr> <td>5</td> <td>29%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 17% | 2 | 15% | 3 | 22% | 4 | 17% | 5 | 29% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 17% | | | | | | | | | | | | |
| 2 | 15% | | | | | | | | | | | | |
| 3 | 22% | | | | | | | | | | | | |
| 4 | 17% | | | | | | | | | | | | |
| 5 | 29% | | | | | | | | | | | | |
| <p>Develop historic protection requirements for homes and buildings over 100 years old.</p> | <p>Average Rank: 3.18</p>  <table border="1"> <caption>Rating Distribution for Develop historic protection requirements for homes and buildings over 100 years old</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20%</td> </tr> <tr> <td>2</td> <td>14%</td> </tr> <tr> <td>3</td> <td>21%</td> </tr> <tr> <td>4</td> <td>18%</td> </tr> <tr> <td>5</td> <td>27%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 20% | 2 | 14% | 3 | 21% | 4 | 18% | 5 | 27% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 20% | | | | | | | | | | | | |
| 2 | 14% | | | | | | | | | | | | |
| 3 | 21% | | | | | | | | | | | | |
| 4 | 18% | | | | | | | | | | | | |
| 5 | 27% | | | | | | | | | | | | |
| <p>Identify historic districts and</p> | <p>Average Rank: 3.09</p> | | | | | | | | | | | | |



produce design
guidelines for
compatible
development.

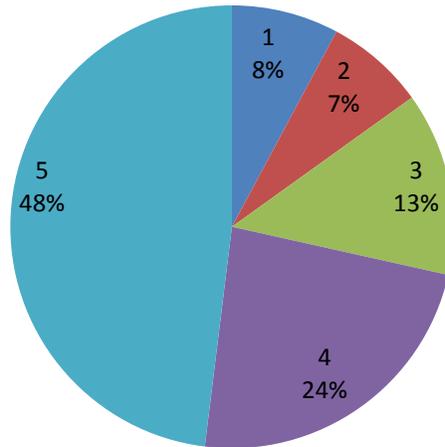


14. Commercial

| | Rating | | | | | | | | | | | | |
|---|--|--------|------------|---|-----|---|----|---|-----|---|-----|---|-----|
| Require future commercial development be in currently defined commercial zones. | <p>Average Rank: 4.09</p> <table border="1"> <caption>Distribution of Ratings for 'Require future commercial development be in currently defined commercial zones.'</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8%</td> </tr> <tr> <td>2</td> <td>6%</td> </tr> <tr> <td>3</td> <td>11%</td> </tr> <tr> <td>4</td> <td>20%</td> </tr> <tr> <td>5</td> <td>55%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 8% | 2 | 6% | 3 | 11% | 4 | 20% | 5 | 55% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 8% | | | | | | | | | | | | |
| 2 | 6% | | | | | | | | | | | | |
| 3 | 11% | | | | | | | | | | | | |
| 4 | 20% | | | | | | | | | | | | |
| 5 | 55% | | | | | | | | | | | | |
| Develop a main-street commercial area in Eden. | <p>Average Rank: 2.98</p> <table border="1"> <caption>Distribution of Ratings for 'Develop a main-street commercial area in Eden.'</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>31%</td> </tr> <tr> <td>2</td> <td>9%</td> </tr> <tr> <td>3</td> <td>16%</td> </tr> <tr> <td>4</td> <td>19%</td> </tr> <tr> <td>5</td> <td>25%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 31% | 2 | 9% | 3 | 16% | 4 | 19% | 5 | 25% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 31% | | | | | | | | | | | | |
| 2 | 9% | | | | | | | | | | | | |
| 3 | 16% | | | | | | | | | | | | |
| 4 | 19% | | | | | | | | | | | | |
| 5 | 25% | | | | | | | | | | | | |
| Require all commercial | <p>Average Rank: 3.97</p> | | | | | | | | | | | | |

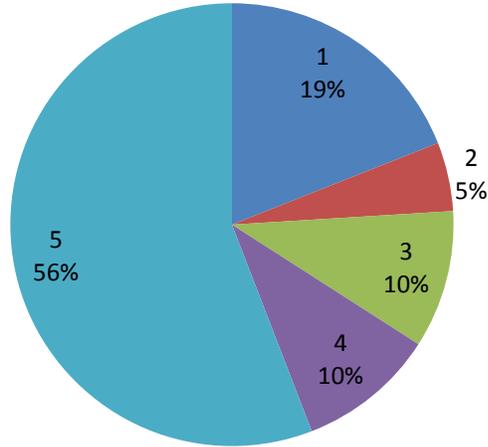


development to meet strict “non-strip/non-box” or “mixed-use” development standards.



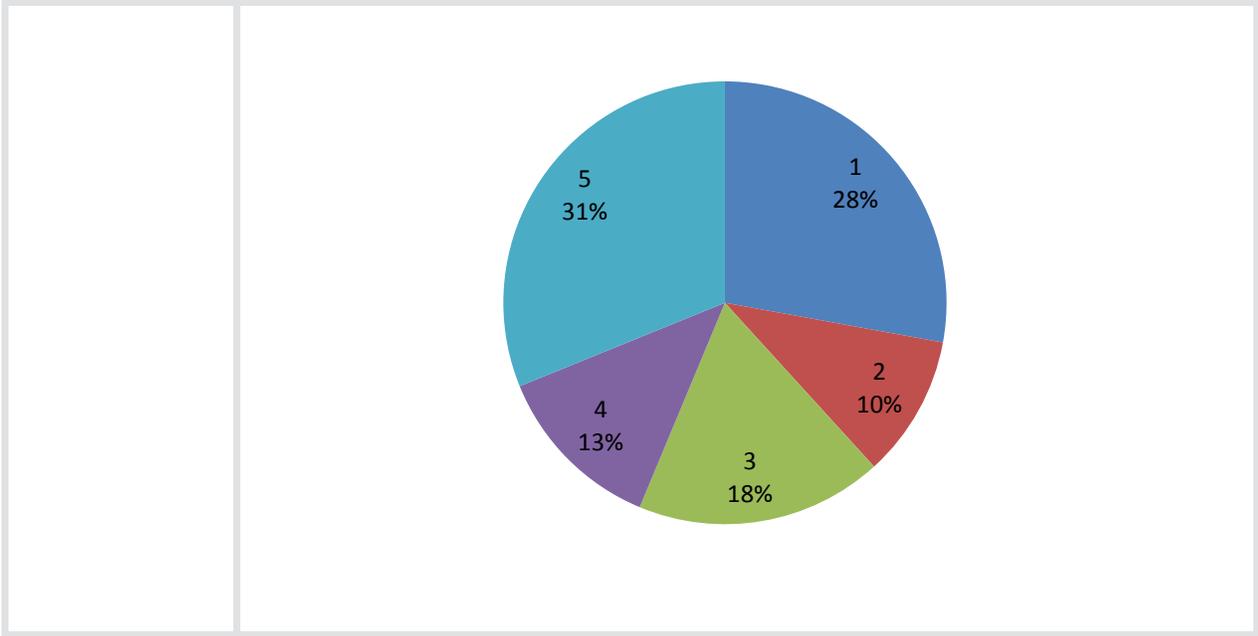
Disallow chain establishments Valleywide.

Average Rank: 3.79



Design a valley-floor commercial plaza to enjoy music, festivals, and markets.

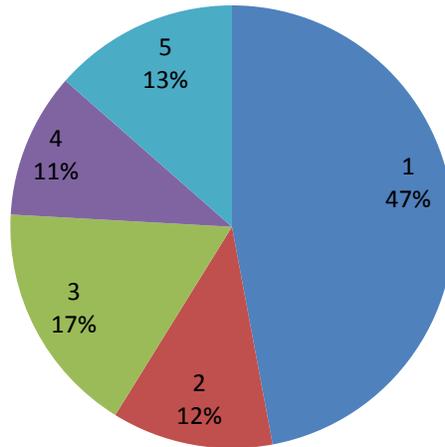
Average Rank: 3.09



15. Residential

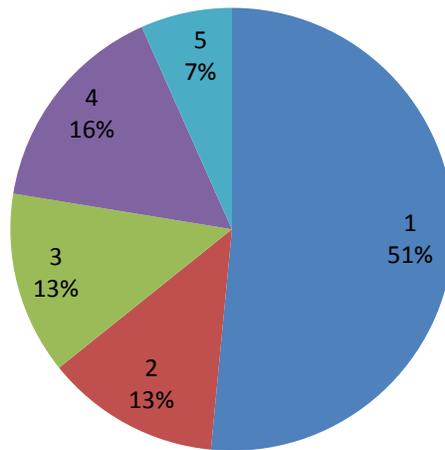
| | Rating | | | | | | | | | | | | |
|--|--|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Cluster all new residential housing. | <p>Average Rank: 2.91</p> <table border="1"> <caption>Rating Distribution for Cluster all new residential housing</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>28%</td> </tr> <tr> <td>2</td> <td>16%</td> </tr> <tr> <td>3</td> <td>16%</td> </tr> <tr> <td>4</td> <td>16%</td> </tr> <tr> <td>5</td> <td>24%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 28% | 2 | 16% | 3 | 16% | 4 | 16% | 5 | 24% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 28% | | | | | | | | | | | | |
| 2 | 16% | | | | | | | | | | | | |
| 3 | 16% | | | | | | | | | | | | |
| 4 | 16% | | | | | | | | | | | | |
| 5 | 24% | | | | | | | | | | | | |
| Cluster all foothill residential development in an overlay zone. | <p>Average Rank: 2.98</p> <table border="1"> <caption>Rating Distribution for Cluster all foothill residential development in an overlay zone</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>26%</td> </tr> <tr> <td>2</td> <td>11%</td> </tr> <tr> <td>3</td> <td>24%</td> </tr> <tr> <td>4</td> <td>18%</td> </tr> <tr> <td>5</td> <td>21%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 26% | 2 | 11% | 3 | 24% | 4 | 18% | 5 | 21% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 26% | | | | | | | | | | | | |
| 2 | 11% | | | | | | | | | | | | |
| 3 | 24% | | | | | | | | | | | | |
| 4 | 18% | | | | | | | | | | | | |
| 5 | 21% | | | | | | | | | | | | |
| Require a mix of new residential | <p>Average Rank: 2.32</p> | | | | | | | | | | | | |

housing that supports a variety of income levels.



Increase housing density (upzone) in select areas.

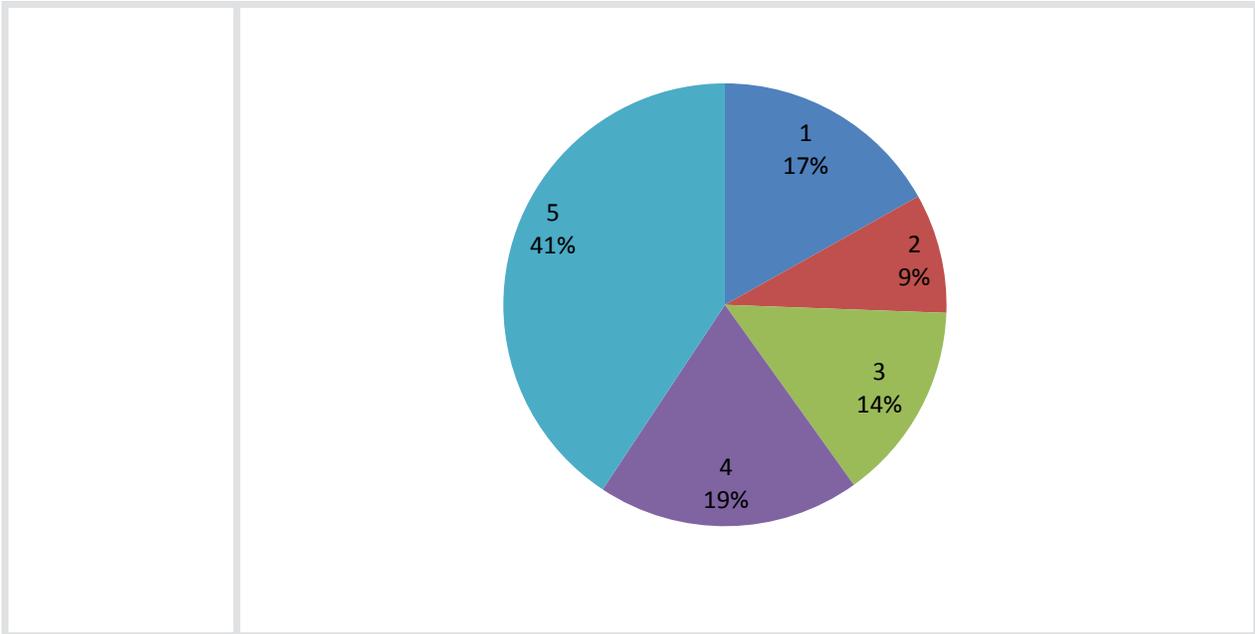
Average Rank: 2.13



Reduce housing density (downzone) in select areas.

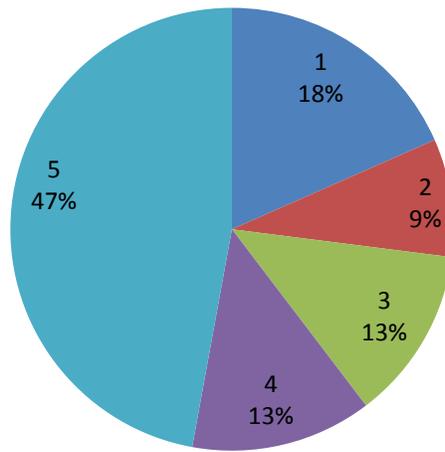
Average Rank: 3.58





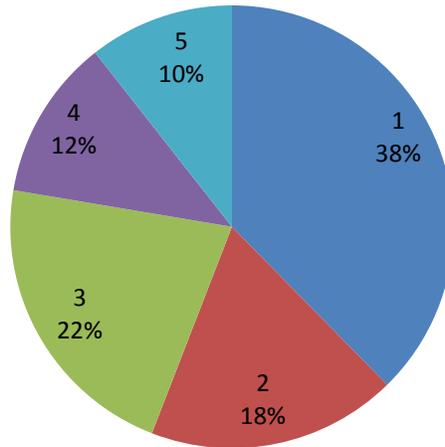
Place a moratorium on new development until at least 50% of existing approved development is built.

Average Rank: 3.62



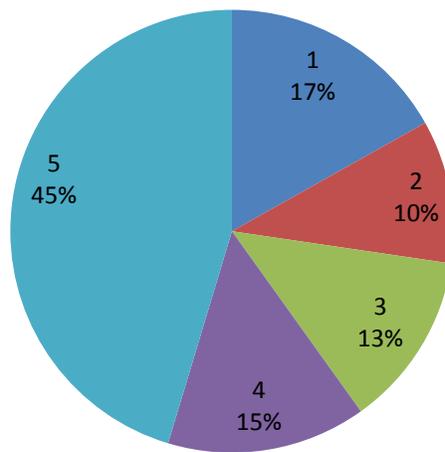
Broaden the zones where vacation rentals (renting out own home, like AirBnB.com) are allowed.

Average Rank: 2.39



Require new development to meet strict design guidelines for landscape, sidewalk, lighting, etc.

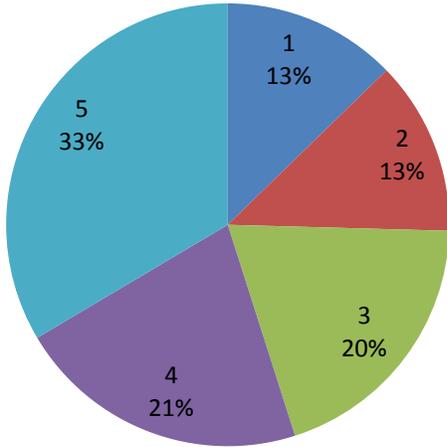
Average Rank: 3.61



16. Infrastructure

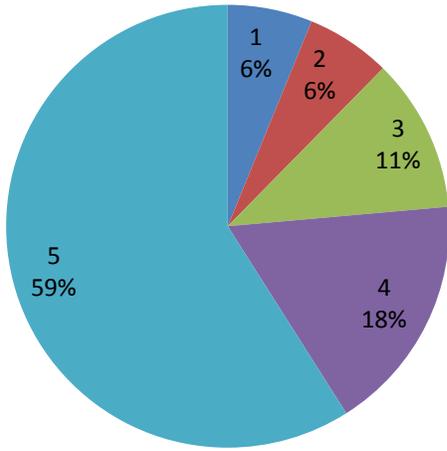
| | Rating | | | | | | | | | | | | |
|--|--|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| <p>Require municipal-style services (water, sewer, power) to be provided as a condition for all new developments.</p> | <p>Average Rank: 3.33</p> <table border="1"> <caption>Rating Distribution for Requiring Municipal-Style Services</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>25%</td> </tr> <tr> <td>2</td> <td>8%</td> </tr> <tr> <td>3</td> <td>15%</td> </tr> <tr> <td>4</td> <td>14%</td> </tr> <tr> <td>5</td> <td>38%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 25% | 2 | 8% | 3 | 15% | 4 | 14% | 5 | 38% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 25% | | | | | | | | | | | | |
| 2 | 8% | | | | | | | | | | | | |
| 3 | 15% | | | | | | | | | | | | |
| 4 | 14% | | | | | | | | | | | | |
| 5 | 38% | | | | | | | | | | | | |
| <p>Do not allow full-scale sewer/water systems for new development; allow natural constraints and resources to control development decisions.</p> | <p>Average Rank: 3.40</p> <table border="1"> <caption>Rating Distribution for Not Allowing Full-Scale Sewer/Water Systems</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>21%</td> </tr> <tr> <td>2</td> <td>11%</td> </tr> <tr> <td>3</td> <td>16%</td> </tr> <tr> <td>4</td> <td>11%</td> </tr> <tr> <td>5</td> <td>41%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 21% | 2 | 11% | 3 | 16% | 4 | 11% | 5 | 41% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 21% | | | | | | | | | | | | |
| 2 | 11% | | | | | | | | | | | | |
| 3 | 16% | | | | | | | | | | | | |
| 4 | 11% | | | | | | | | | | | | |
| 5 | 41% | | | | | | | | | | | | |
| <p>Develop a valleywide</p> | <p>Average Rank: 3.50</p> | | | | | | | | | | | | |

infrastructure improvement plan and budget.

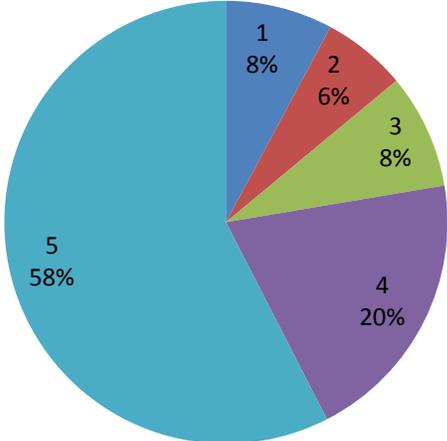
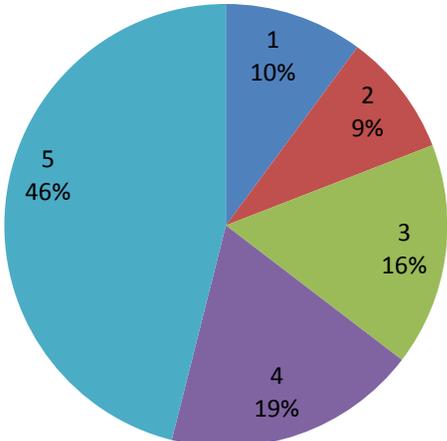


Underground all power infrastructure over time.

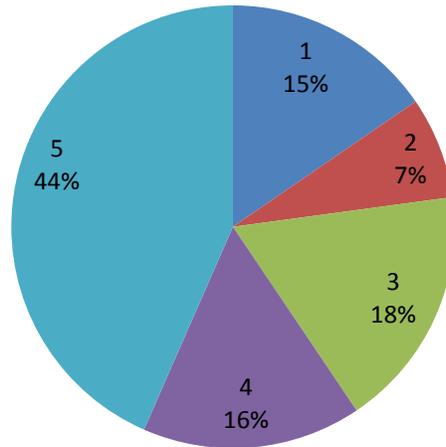
Average Rank: 4.17



17. Community Design and Aesthetics

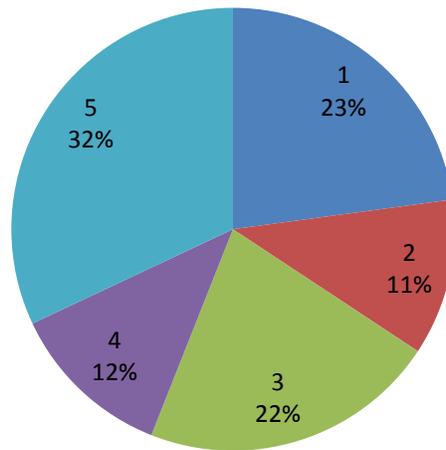
| | Rating | | | | | | | | | | | | |
|--|---|--------|------------|---|-----|---|----|---|-----|---|-----|---|-----|
| <p>Prohibit development within a buffer adjacent to scenic corridors throughout the valley.</p> | <p>Average Rank: 4.13</p>  <table border="1"> <caption>Rating Distribution for Prohibit development within a buffer adjacent to scenic corridors throughout the valley.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8%</td> </tr> <tr> <td>2</td> <td>6%</td> </tr> <tr> <td>3</td> <td>8%</td> </tr> <tr> <td>4</td> <td>20%</td> </tr> <tr> <td>5</td> <td>58%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 8% | 2 | 6% | 3 | 8% | 4 | 20% | 5 | 58% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 8% | | | | | | | | | | | | |
| 2 | 6% | | | | | | | | | | | | |
| 3 | 8% | | | | | | | | | | | | |
| 4 | 20% | | | | | | | | | | | | |
| 5 | 58% | | | | | | | | | | | | |
| <p>Create consistent architectural design standards for commercial development.</p> | <p>Average Rank: 3.81</p>  <table border="1"> <caption>Rating Distribution for Create consistent architectural design standards for commercial development.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10%</td> </tr> <tr> <td>2</td> <td>9%</td> </tr> <tr> <td>3</td> <td>16%</td> </tr> <tr> <td>4</td> <td>19%</td> </tr> <tr> <td>5</td> <td>46%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 10% | 2 | 9% | 3 | 16% | 4 | 19% | 5 | 46% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 10% | | | | | | | | | | | | |
| 2 | 9% | | | | | | | | | | | | |
| 3 | 16% | | | | | | | | | | | | |
| 4 | 19% | | | | | | | | | | | | |
| 5 | 46% | | | | | | | | | | | | |
| <p>Promote the</p> | <p>Average Rank: 3.65</p> | | | | | | | | | | | | |

unique identity of Ogden Valley through uniform signage design.



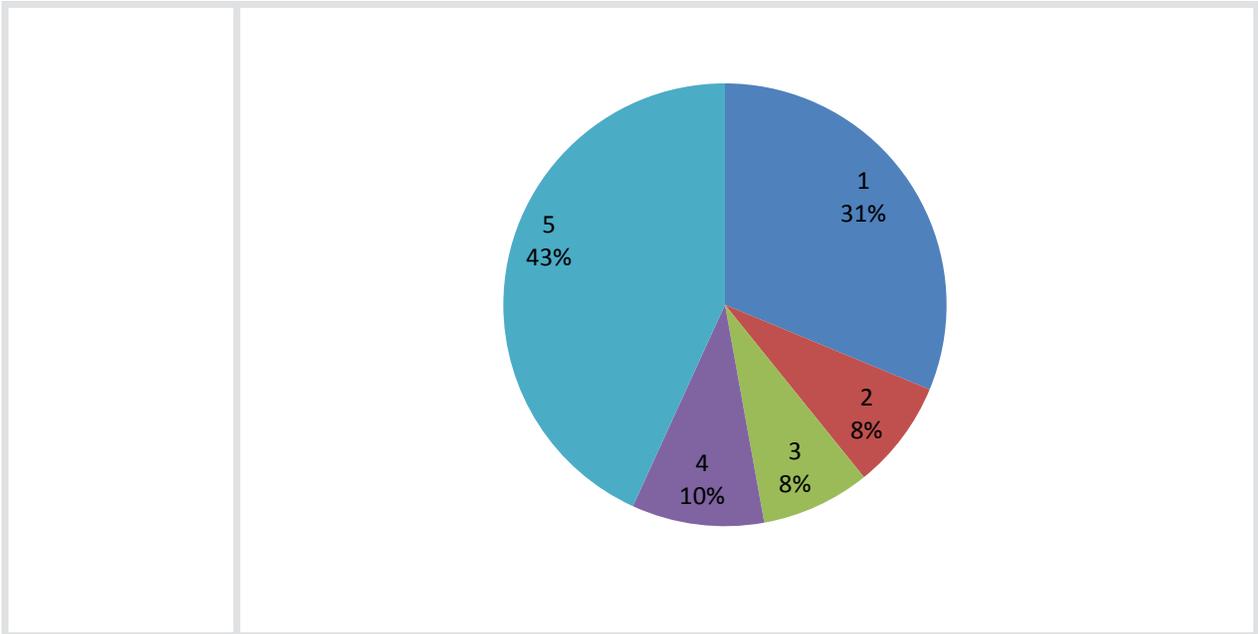
Create uniform streetscape requirements for the valley.

Average Rank: 3.19



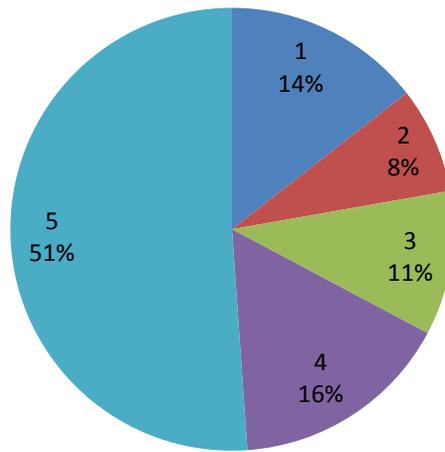
18. Transportation and Mobility

| | Rating | | | | | | | | | | | | |
|---|---|--------|------------|---|-----|---|-----|---|-----|---|-----|---|-----|
| Focus future transportation spending on maintaining existing roads. | <p>Average Rank: 4.05</p> <table border="1"> <caption>Data for Focus future transportation spending on maintaining existing roads.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4%</td> </tr> <tr> <td>2</td> <td>7%</td> </tr> <tr> <td>3</td> <td>13%</td> </tr> <tr> <td>4</td> <td>31%</td> </tr> <tr> <td>5</td> <td>45%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 4% | 2 | 7% | 3 | 13% | 4 | 31% | 5 | 45% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 4% | | | | | | | | | | | | |
| 2 | 7% | | | | | | | | | | | | |
| 3 | 13% | | | | | | | | | | | | |
| 4 | 31% | | | | | | | | | | | | |
| 5 | 45% | | | | | | | | | | | | |
| Build new roads to support increased demand. | <p>Average Rank: 2.11</p> <table border="1"> <caption>Data for Build new roads to support increased demand.</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>45%</td> </tr> <tr> <td>2</td> <td>22%</td> </tr> <tr> <td>3</td> <td>18%</td> </tr> <tr> <td>4</td> <td>6%</td> </tr> <tr> <td>5</td> <td>9%</td> </tr> </tbody> </table> | Rating | Percentage | 1 | 45% | 2 | 22% | 3 | 18% | 4 | 6% | 5 | 9% |
| Rating | Percentage | | | | | | | | | | | | |
| 1 | 45% | | | | | | | | | | | | |
| 2 | 22% | | | | | | | | | | | | |
| 3 | 18% | | | | | | | | | | | | |
| 4 | 6% | | | | | | | | | | | | |
| 5 | 9% | | | | | | | | | | | | |
| Invest in a comprehensive | <p>Average Rank: 2.36</p> | | | | | | | | | | | | |



Connect pathways and trails throughout the Valley.

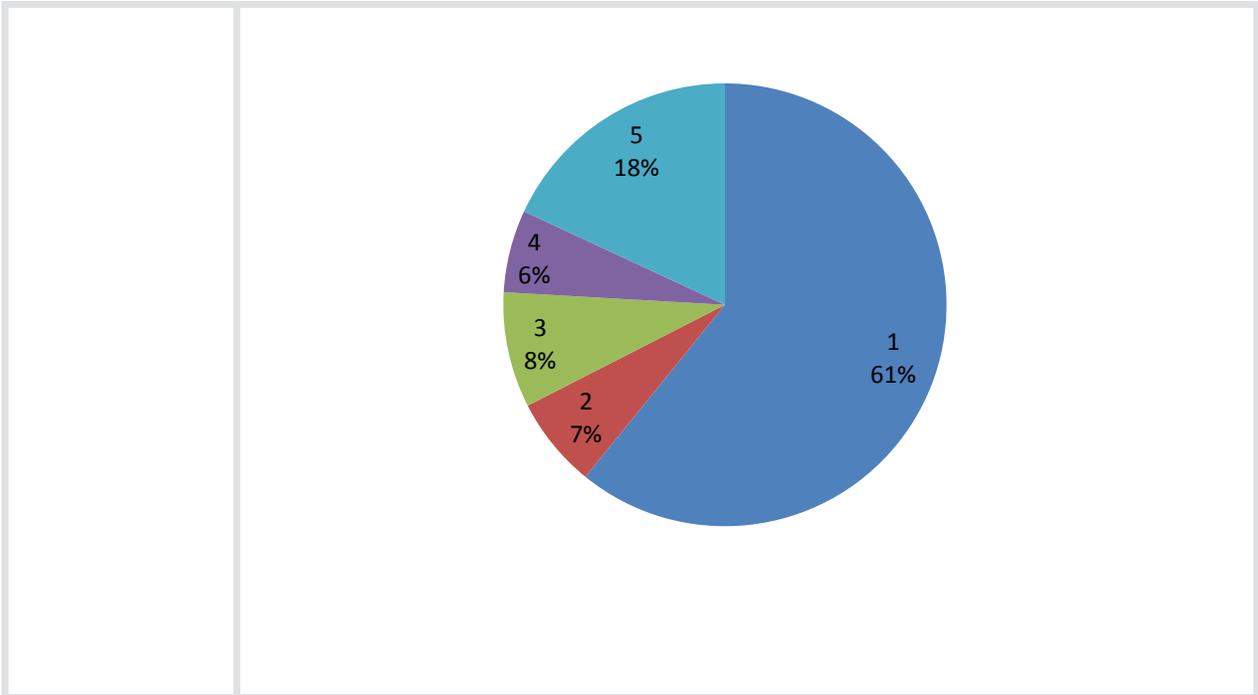
Average Rank: 3.82



Build a tunnel under North Ogden Divide.

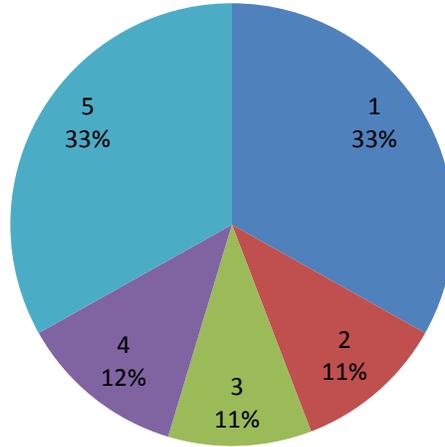
Average Rank: 2.14





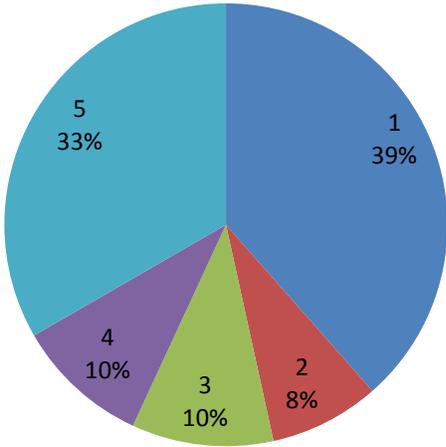
Do not widen Ogden Canyon; focus on Trapper's Loop.

Average Rank: 3.01



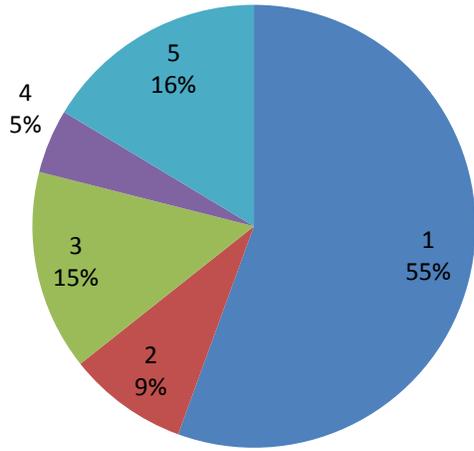
To control traffic flow, install an easy-flow traffic solution (round-a-bout) at the four-way stop in Eden

Average Rank: 2.91



**Gondola from
Eden town to
Powder
Mountain.**

Average Rank: 2.18



APPENDIX D

LAND USE SURVEY SUMMARY

Land Use Survey Summary Report

1. Overall Land Use Goals -- The Ogden Valley should: Information Sheet Link

| | Rating |
|--|---|
| a. Not change future land use. Allow current zoning to play out (Figure 1). | (2.56) Count: 45 StdDev: 1.73 Max: 5 |
| b. Require future development to be more efficient (e.g., clustered development, reallocated density). | (3.46) Count: 46 StdDev: 1.50 Max: 5 |
| c. Reduce future potential development. | (4.10) Count: 49 StdDev: 1.40 Max: 5 |

2. Additional comments for Question 1:

| Count | Response |
|-------|---|
| 1 | Encourage clustered development but do not mandate |
| 1 | Reduce development and protect the pristine quality of Ogden Valley/Ogden Canyon. |
| 1 | We can not allow Ogden Valley to become just another Wasatch bedroom community. |
| 1 | We do not want an urban city in Ogden Valley. Period. |
| 1 | not sure at all which was figure one. this is a rather weird survey |
| 1 | I DO NOT want to make Ogden Valley into the next Park City. I would like for it to remain a bedroom community to Ogden with limited amenities. |
| 1 | Why do the numbers keep shifting? Or are they just educated guesses? 15.6k is still too high. Layton/Kaysville, here we come. |
| 1 | need to strongly consider water needs before allowing development need to require efficient water use |
| 1 | Housing Density in the valley will continue to be an issue. Those of us who are here don't want to see the valley become a Park City and infrastructure and Water remain huge concerns. Clustered development with open space seems a better solution than one home per every 3 acres. |
| 1 | The most efficient, desirable development for much of the density would be high density, mixed-use villages of a few thousand units... see Cedar City's village ordinance. |
| 1 | In order to maintain the rural feel of the valley (consistent with the values in the General Plan) we need to maintain agricultural open space, being actively farmed. The only way to do this economically without taking wealth from the farmers is to transfer units to receiving areas with higher density. |
| 1 | There is amply water, roads to handle approx. 35,000 total residence. With 2.4 people per residence and |

approx. 15,000 total build out units.

- 1 everyone is missing the point and wasting money. the major water companies in the valley are at or near capacity now. (News Flash there is no more water) until that is understood all planning is wasted energy
- 1 We have to stop playing a sell game and stop just moving the development units around. The total of units must be reduced
- 1 WE NEED TO BE MORE LIKE PARK CITY / ITS A TOURIST DESTINATION WITH ZERO PLACES TO STAY ----- THEN AND ONLY THEN WILL THE LANDOWNERS BE ABLE TO SELL LAND
- 1 The County has already approved multiple development areas. The land has been cut up for streets, water and sewers. There or at least for development areas offer the full snow basin Road that have very few houses on them. The lots remain empty. There are at least four development areas off of Old Snowbasin Road that have very few houses on them. The same is true in the Eden area. Let the current development areas fill up before you allow more.
- 1 Interesting that the totals keep shifting. It is encouraging that they seem to be coming down from the truly scary 24000, but they are still too high. This Valley simply cannot sustain 15.6k units and maintain anything like its current quality of life.
- 1 I feel future developments should have mandatory water restrictions and provide a certain percentage of self sufficient power
- 1 I am a huge proponent of TDRs and conservation easements. I would like to find a way to reward landowners for establishing conservation easements.
- 1 While cluster subdivisions leave open space they come with additional units from the current zoning and that needs to stop. There should be incentives to developers for creating 10 plus acres ranches like those found at River Ranch, Falcon Crest and Middlefork Meadows. These communities help maintain the agricultural and lifestyle elements of the community. We do not need to build the suburbs up here. STOP GIVING BONUS DENSITY

3. Current Zoning Goals -- If current zoning is allowed to play out (question 1, option a), the General Plan should: Information Sheet Link

Rating

a. Strengthen the ordinance framework in specific ways (describe ways below).

(3.87)
Count: 38
StdDev: 1.32
Max: 5

b. Require future development to have municipal utility service (e.g., water and sewer).

(3.42)
Count: 43
StdDev: 1.62
Max: 5

c. Require strict architectural, landscaping, and aesthetic design requirements for commercial development.

(3.93)
Count: 45
StdDev: 1.42
Max: 5

d. Designate additional future commercial areas.

(3.23)
Count: 44
StdDev: 1.68
Max: 5

e. Cap total development.

(4.45)
 Count: 44
 StdDev: 1.20
 Max: 5

4. In response to 3a, how should the ordinance framework be strengthened?

| Count | Response |
|-------|--|
| 1 | ...and the deck chairs will be nice and straight as the ship sinks. |
| 1 | Clearer on what density means and who has what units. |
| 1 | Complete Water Study before moving forward |
| 1 | DESIGNATR BIKE PATH \$\$ FOR EACH UNIT SOLD -----LIKE PARK CITY |
| 1 | Each unit should have enough water rights to be self sufficient. |
| 1 | Leave choice to the people. Stop over control |
| 1 | No building unless water is available and other infrastructure in place |
| 1 | Simplify and rationalize conditional uses. |
| 1 | Zoning needs to be more specific so that terms and definitions are clear for proper enforcement. |
| 1 | match water needs to water availability, strictly |
| 1 | see previous comment |

| | |
|---|--|
| 1 | yes but with good planning |
| 1 | tighten up land uses, eliminate CVR-1 zones, strengthen the sensitive land ordinance to include all ridgelines regardless of location to scenic byways, add more scenic corridors along scenic roadways, |
| 1 | Aesthetics should be required to meet pre-determined guidelines with restrictions on signage that looks tacky. |
| 1 | Only through County ordinances can anything be enforced. One ordinance could require municipa water and sewer for any new development. Another ordinance could require a certain % of open space be retained for any future developments. |
| 1 | 1. Implement a density cap and a TDR ordinance. 2. Add a rural subdivision ordinance. 3. Change commercial to get people out of cars and walking from business to business. |
| 1 | The ordinance framework should be strengthened by establishing BOTH TDR and PDR so that development rights can be transferred or bought and taken off the table. We don't need additional commercial areas, we need to support the ones we've got, since the trend to second homes will not generate enough permanent residents for MORE commercial areas. |
| 1 | Develop specific ordinances to codify the elements of the General Plan currently being researched and prepared by Logan Simpson Design. |
| 1 | Future building should be strictly limited by the documented natural resource availability (e.g. water) |
| 1 | Allow zero new density. Tighten the code around density that does not count (e.g., lockout rooms, hotels, accessory apartments, etc. Strengthen sensitive lands ordinance, especially ridgeline. |
| 1 | Approved development should have a percentage of buildings built before other developments get appr development should have a percentage of buildings built before other development areas are approved. |
| 1 | New Sign Ordinance, Strengthen Dark Ski, Do away with any bonus density awards, Some how cap the total units at 15,625 |

- 1 STOP allowing conditional use permits! For example, if the current zoning allows for a specific roof height, stick to that zoning. (A perfect example is the roof height variance granted for the Moose Hollow club house.) It's there for a reason. Weber County LOVES to override current zoning, especially for commercial and recreational use.
- 1 Develop community plans that have uniqueness, that don't feel like Syracuse Utah. Mix smaller lots in between larger ranch style properties allowing animals and horse properties. Pathways both paved and for horses should be developed.
- 1 get rid of the county commissioners who TAKE BRIBES first of all. Then whoever owns powder mountain should not have the FINAL word into how they develop (read STEAL) their water rights. I'm glad that there is this survey but it totally blows that as a resident I was given ONE days notice in the Ogden valley newspaper only to have the link THERE not work. A bit more heads up would have been nice as this is the first I've heard about this.
- 1 Need enforceable ordinances that will protect water quality, visual quality and provide design elements for growth.
- 1 make ordinances understandable....most of them i read alot of verbage that is ridiculously complicated...
- 1 Preservation and Protection sub-division with 18" dirt roads. Choose to develop this way and retire 50% of entitlements in perpetuity. Develop a vault to place retired entitlements in perpetuity. Keep valley agricultural and rural to continue to entice large landowners to stay in the valley and steward their land. DO NOT give away any more free entitlements to resorts or allow auxiliary rental units on building lots. Pass a RAMP like tax to purchase open space or purchase entitlements off large landowners parcels. Enforce the resort zone TDR rule to transfer units off the valley floor and into the higher mountain resort areas. Do not induce demand through new urbanization commercial development. Do not induce demand through unrealistic road development. The proposal at the meeting was ridiculous. More roads than going in Jackson Hole and Yellowstone.
- 1 Commercial restrictions are tuff enough. I would like to see some design standards i.e Old Eden Square should have Old Town Eden feel with some flexibility in Design.
- 1 TDRs, perhaps the county should become the TDR stock exchange where extra TDRs can be purchased

from property owners willing to sell them and place their land in a cons. easement then sold to resorts/developers who have not been able to acquire TDRs in other ways.

5. In response to 3b, additional comments:

| Count | Response |
|-------|--|
| 1 | Centralized municipal utility services should be required for all clustered developments |
| 1 | Complete Water Study before moving forward |
| 1 | Important that the valley move toward developing a single all supporting utility service |
| 1 | Some areas do not have access.. do NOT over control. |
| 1 | This would INSURE quarter acre lots and insane density. |
| 1 | Water quality is of paramount importance and municipal utility service should be required. |
| 1 | developers should actually have to pay for water & sewer rather than getting the county to bond |
| 1 | make powder mountain get their water honestly, not stealing it from us and really, who wants to live in that wind tunnel? |
| 1 | sewer would be great however that would have a significant impact on upper valley water table if the water were to go to ogden sewer district |
| 1 | See the GEM sewer recommendation. Sewer trunk lines in only the most densely populated areas. Combine the many culinary and secondary water companies into a single company. |

- 1 Water and sewer systems should be provided in the commercial centers to drive nodal development and higher density walkable villages (with pedestrian walkways/ mainstreet without cars e.g. Breckenridge model. You can't have successful village development without sewer and water.
- 1 Municipal sewer (like Wolf Creek Water and Sewer) recycles precious water back to the communities and eliminates the potential of raw sewage entering the environment.
- 1 We already have enough cookie-cutter subdivisions. Ogden Valley must be preserved as a much different place where these can come to recreate.
- 1 No development should be allowed to proceed without being able to show that all needed utilities, including transportation infrastructure, are available.
- 1 In my opinion the only true thing that will slow development in the area is the lack on infrastructure. So, don't bring it. This will open the flood gates . Development will always push for more density.
- 1 It is un fair and not financially possible for small land owner to run sewer and water lines to the few waste water treatment plants available in the valley to hook onto.
- 1 Municipal system only work when you have economy of scale and one development will not be big enough to support a large water and sewer system. The county or state has to push to make this happen.
- 1 Don't do anything that will induce demand or accelerate development. It is not a bad thing that developing in the Valley is difficult.
- 1 Development should not be allowed if there is not water and sewer service to support it. Individual homes on private property should be allowed to use septic systems if it is their only option.
- 1 Do not induce demand through a valley wide government run taxed sewer system. Sewer systems should continue to be privately owned with Weber County the body politic. Buyers in subdivisions can then pay for the sewer they require when they purchase their lot.
- 1 The current situation with Summit Group is a perfect example of Weber County NOT being tuned into Ogden Valley water. There's only so much accessible water.

6. In response to 3c, additional comments:

| Count | Response |
|-------|---|
| 1 | Height and lighting restrictions..We like our "dark skies" |
| 1 | I really don't care what they do architecturally. |
| 1 | I wish stricter standards could be required for home owners too. |
| 1 | Less important, but this would also help preserve the " rural feel" of the valley. |
| 1 | Let business people decide. STOP government interference in business. |
| 1 | Specific height requirements |
| 1 | This should happen anyway, especially with regard to garish signs and lighting. |
| 1 | no grass or high water needs no wood-burning fireplaces |
| 1 | Change ordinances as necessary to treat all quasi-public entities like water company as commercial. Currently, entities like Ogden City, Huntsville Town, and any number of water companies pay little or no attention to reclamation, design, aesthetics, landscaping, etc. Look around and you will see plenty of examples. |
| 1 | Against this idea. We already have thousands of areas set a side for not development I. E North Fork Park, Elk Refuge. Plus we already have 3 acre minimum building requirements, |
| 1 | no "golden arches" signs... any chains should comply with our sign and lighting ordinances. Valley should |

strengthen it's "sense of place" this way.

- 1 Right now the valley looks like chaos with no architectural guidelines. We need guidelines that support the rural and agricultural values as spelled out in the current OVG.P.
- 1 red Herring, just make sure they adhere to existing zoning, sign and lighting ordinances. Work with existing commercial to replace signs that do not fit within the existing ordinance
- 1 In order to maintain the beauty and mountain feel for the valley this is absolutely necessary to prevent the area from looking like a hodge podge of cheap development. Height restrictions on commercial development should be enforced and signage should be regulated.
- 1 Also a must. We now have 3 separate commercial zones in the valley. Each with a different design. Old town Huntsville, Old town Eden and the log cabins near the Market.
- 1 Architectural standards, especially signage, in commercial areas will drive tasteful development that will increase property values. In particular, we should avoid all billboards and large lighted signs (dark skies etc). The places that have sign standards that are enforced are visually appealing for visitors.
- 1 stop screwing with ogden canyon and get the marathon out of here...i am tired of people pissing all over the place...just because they are in the marathon...go over the trappers loop or something....
- 1 Absolutely! Since there are no ordinances against specific commercial businesses coming to the valley (e.g., MacDonalds, Burger King, etc.), at least the architectural standards would help control the appearances if built.
- 1 The area is a mix of buildings that make no sense, especially commercial areas. Some owners care about aesthetics, flow, etc. The cabins just built in Eden stick out and do not work with any other areas. We have floating buildings all over the place, the coffee shop next to valley market, Pat's Place. IT IS A MESS. Most resort towns do exactly what is happening and put in a master architectural plan after the fact. Please stop it before it gets worse.

7. In response to 3d, in what specific areas should commercial space be designated?

| Count | Response |
|-------|---|
| 1 | Allow development in current commercial areas and no more. Leave it rural and pristine |
| 1 | Close to main highways in Huntsville, Eden and Liberty. |
| 1 | Complete Water Study before moving forward |
| 1 | Current commercial space. |
| 1 | Huntsville, Eden East, Eden West, Wolf Creek, and Liberty. |
| 1 | In current areas around the Valley Market and Maverick and on the way to Powder Mountain |
| 1 | Next to current commercial space |
| 1 | The 4-way stop and Huntsville Town |
| 1 | Where mixed use villages are to be located. Primarily Eden and Huntsville annexation area. |
| 1 | how many times does the county need to go over thisit is like beating a dead horse..... |
| 1 | We're about reaching our "cap" now. Really, do we "NEED" more houses/Commercial buildings? Don't think so. |
| 1 | Do not add any additional mixed use commercial density above what already exists. The resorts have plenty of mixed commercial planned. To much will urbanize the valley, create a city and make it harder for business to succeed in the resorts. It was nice to see this consensus at the last meeting from every group. |
| 1 | Commercial should develop in Town Nodes not spread out through the valley. Marverick/Valley Market is |

one area, Old Eden Town Square is another and the Snow Basin Intersection is another. These are natural centralized commercial areas

- 1 There is already a large amount of land zoned commercial...most is vacant, has been for sale for a very long time, or continues as its prior use. Like it or not, Ogden and Riverdale are too close to the Valley and undermine many commercial attempts.
- 1 There are already under utilized commercial areas. Spaces to consider, the node at the base of Old Snowbasin Road and Highway 39, the intersection of the highway and 100 S. Otherwise there are several zoned commercial sites that sit unused. Do not over build commercial.
- 1 Pretty much were they are now. Maybe add one or two at the bottom of Trappers Loop Road and near Liberty Park. o,
- 1 We shouldn't have ADDITIONAL commercial areas until we have developed successful activity in the ones we have got. You should look at the "human geography" of the valley - additional commercial growth at Trappers Loop junction, Huntsville towncenter and Liberty are the only locations we need in addition to Eden centers. They are already zoned CVR? Development at Nordic and Wolf Creek should be limited to "resort commercial" and keep service commercial in the existing traffic nodes. It would be better to force the traffic to slow down, than plan for the traffic to by pass these areas.
- 1 IMO there are enough commercial areas within the valley. The majority of commercial will be in Ogden and Mountain Green
- 1 not sure what areas, I guess the 'downtown' areas mostly. no one in a residential area wants some bullshit 'business' going in.
- 1 No more additional commercial use areas. Build out what is already in the master plan and be done.
- 1 Concentrated areas where commercial already exist. Valley Market, Intersection of Snow Basin Road and Road adjacent to south side of Pineview. Plus old Town Eden by Eden Park,

8. In response to 3e, what development cap, in units, is appropriate to you:

| Count | Response |
|-------|---|
| 1 | "Current Units with Platted Vacant Parcels" |
| 1 | 10,000 plus or minus |
| 1 | 4,500 |
| 1 | 50% of the projection |
| 1 | As it is now. DO NOT consider a down zone proposal |
| 1 | Cap should apply to entire township and account for all currently zoned rights. Estimate 24,000. |
| 1 | Complete Water Study before moving forward |
| 1 | None |
| 1 | Only what can be self sufficient with water in a drought year. |
| 1 | Platted vacant parcels. |
| 1 | This is dependent upon clustering guidelines and zoning. |
| 1 | Whatever it is now and then we should establish a means to transfer current density |
| 1 | stop before we run out of water. common sense, right? |
| 1 | stop big development....keep them small and simple |
| 1 | Capping total development would establish a market value for the development units of our landowners. |

15625 - the existing zoned number would work since 5300 are off the valley floor. The resort units should not be allowed to drift upwards through accessory buildings on residential lots (as proposed by Summit). The keys are 1) no increases through upzoning and 2) establishing TDR and PDR

- 1 Total development units must be driven by carrying capacities of roads, water, sewer and air quality.
- 1 Everything that can be legally done to reduce development rights should be reviewed to help maintain the rural feel of the valley.
- 1 The current development entitlements, ethically and morally should be the cap. If the cap is reduced, they should come from the resort that was gifted extra entitlements from thin air, a decade after taking 2/3 of the large landowners entitlements away -- from 1 entitlement per acre to 1 entitlement for 3 acres
- 1 There are so many developments that are already approved it will take years for them to even be 50% occupied. Put a moratorium on more approved development. Spend the time and money trying to figure out how to get people in and out of the Valley and supplying water and sewer. Those are the problems, not how many development areas can be stuffed into the Valley.
- 1 I don't know what is appropriate as land owners have right to retain the value of the property they own. Perhaps a development agreement that states developers are required to take a 30% density reduction unless they acquire rights from another property. Like the TDR ordinance but this way only land being developed is hit and would not impact those tracts of land with less than say 4 development units.
- 1 Not sure about the number of units, but a level where the Valley still has the "rural" feel, with limited congestion, good air quality, open space where wildlife still thrives, and rivers all having instream flows. To allow the density that COULD happen would, in effect, kill the goose that laid the golden egg and destroy the very value of the area.
- 1 Future commercial development should not include franchise businesses. Development should be capped at currently approved levels until this plan is worked out and agreed to
- 1 Problem is that many current units are NOT occupied year around. This produces NO revenue except seasonally and minimal. Future development if given to high ticket housing will create the SAME PROBLEM. Good for the real estate folks but lousy for residents who live year around in the area.

- 1 Zero beyond what now exists, with a plan for retiring what we can through PDR, conservation easements, voluntary reductions, etc.

9. Additional comments for Question 3:

| Count | Response |
|-------|--|
| 1 | Cap building now. Permit "replacement" building only. |
| 1 | Complete Water Study before moving forward |
| 1 | do the right thing, not the wrong thing. |
| 1 | Ogden Valley is not Heber or Morgan. We have a large city minutes away. Ogden Valley should continue to be non-commercial, rural and agricultural. The resorts will have plenty of density and commercial space. We don't need more on the valley floor -- especially a city that requires the commercial proposals from the Zions Bank Representative. Terrible idea. |
| 1 | Respecting current landowners rights yet restricting growth in the valley is difficult to balance but must be accomplished by open and fair discussion. |
| 1 | I think the discussion needs to go from a "master plan" suggestion to really laying it out, what will be where, architectural guidelines, considerations for businesses, etc. There are several ridiculous items now that you can't have an off premises sign but we have A-frame signs everywhere. It is a mess and the county does nothing about it. So get fair so commercial areas off of the main road become viable, and start enforcing the ordinances in place so it quits looking like a yard sale on every corner. |
| 1 | Whenever I hear someone say that growth in Ogden Valley is inevitable I get upset. Growth can be |

controlled in that we decide to stop growing. I feel that we're in danger of losing/ruining the very elements of the Valley that make it so appealing - small town, rural, open space.

10. Future Development Efficiency Goals -- If density is reallocated (question 1, option b), meaning that we move density from some places in the Valley to other places in the Valley, the General Plan should: Information Sheet Link

Rating

a. Continue to use Transfer of Development Rights (TDR) as the primary tool.

(3.44)

Count: 41

StdDev: 1.38

Max: 5

b. Require future development to be clustered.

(3.47)

Count: 43

StdDev: 1.59

Max: 5

c. Define additional receiving areas for TDRs (currently, the resorts are the only receiving areas).

(3.51)

Count: 41

StdDev: 1.58

Max: 5

d. Prohibit density bonuses.

(3.98)

Count: 40
StdDev: 1.56
Max: 5

e. Within designated areas, allow landowners to opt-in to becoming TDR receiving areas.

(3.44)
Count: 39
StdDev: 1.46
Max: 5

11. In response to 9a, additional comments:

Count Response

- | | |
|---|--|
| 1 | Also allow PDR's |
| 1 | I'm not sure what TDR's are |
| 1 | NO TDR / LET FREE MARKET PLAY OUT |
| 1 | Only if an enduring cap can be used. |
| 1 | The concept of TDRs needs to be more fully developed and explained by using examples. |
| 1 | Use TDR as defined in the RR zone. Look at allowing same owner transfer among parcels. |
| 1 | not sure this even makes sense to transfer rights. we either have a zone or we do not? |
| 1 | You may say "continue to use TDRs as a primary tool, but I do not think it is clearly defined how this tool is |

used. Also, I suspect there are a lot of folks who have no clue on what TDRs are.

- 1 I like TDRs unless it is used to give Snowbasin a 2 to 1 bonus?! What is the purpose of that. You just added 3 times the units. 1000 additional units and still left a substantial number on the valley floor.
- 1 TDR's are a bad joke as they relate to the Valley floor. They do absolutely nothing to alleviate the disaster that superdensity will generate. And arbitrary designation of sending and receiving areas will simply result in endless litigation.
- 1 Concerned that the use of TDRs will have the unintended consequence of transferring rights from land that is not practically developable down to the Valley floor and increasing the number of units there.
- 1 History shows, that the county commission has no stomach for legislatively enforcing TDR's. They caved completely to Powder Mountains request for gifted units. This is NOT a viable concept given Weber County Commissioner's political ideology.
- 1 This needs to be enforced and monitored. It is rumored that Weber County allowed the Summit group to acquire additional TDRs without purchasing them from exiting TDR owners.
- 1 Everyone should have the same opportunity to be designated receiving area. Let the market determine where it makes sense. I think you ment 10 A
- 1 We should also have a firm cap and purchase of the development rights to maintain the VALUE of the development rights.

12. In response to 9b, additional comments:

Count Response

- 1 10 B Totally against this idea on mandated culstering
- 1 Cluster commercial areas but not necessarily residential.
- 1 Clustering developments with open space will help retain the open space feel of the valley.
- 1 Same here.
- 1 Support this very much -- it is a way to ensure some preservation of open space.
- 1 not all development should be clustered
- 1 yeah, keep businesses out of residential areas
- 1 Clusters are fine except when that is all you have. This is a farm community not just a resort area and the more you cluster the more you make it feel like Syracuse.
- 1 I differentiate cluster from village zoning. All development should not be required to be clustered.
- 1 De-facto, almost all development will be cluster. It saves developers huge sums of money and makes lots more affordable. We do not need to require it or provide additional density to help stimulate it.
- 1 Higher density and mixed use should be encouraged in the commercial nodes - we need the lower cost housing to reduce commuting into the valley.

13. In response to 9c, where could additional receiving areas be located?

Count Response

- 1 Close to Huntsville, close to the existing Eden Center, close to the 3 way stop in Liberty.

- 1 Huntsville, Eden East, Eden West, Wolf Creek, and Liberty
- 1 I have no freaking idea what a 'receiving area' even is
- 1 In developments designed for senior communities that are clustered.
- 1 See 9a above
- 1 Where developers want to develop or owners want to buy them. Make them ask...
- 1 To designate receiving areas is to up zone and add density. The county commission now and in the future will never adhere to forcing developers to purchase entitlements for higher density development. We know this from our experience in the pass. If we designate a receiving area, it will be a signal for higher density development and will TDR's will not be supported legislatively.
- 1 Keep them at the resorts and off the Valley floor. Putting more at PM and NV is senseless as well, since people must traverse the Valley floor to get to them.
- 1 Keep out of the critical wildlife areas and view sheds!! Also look at geologic hazards and slopes greater than 20% - no development there. One receiving area would be a higher density node in the Monastery development - support with a local package plant or Huntsville sewage treatment plant with pressurized or interceptor line. Keep in mind that the treated effluent will need to be disposed through rapid infiltration basin - the number of locations this will work are limited.
- 1 In order to protect wildlife habitat and continue to maintain and provide the "rural" open space feel of the Valley, receiving areas should be those areas that are within or adjacent to already developed areas and/or in areas that that have been identified as having limited wildlife habitat value.
- 1 Perhaps around the Eden core. Huntsville has an interest in increasing density from 3 acre to 1 acre on property they are annexing, but want to reduce density elsewhere.

14. In response to 9d, additional comments:

| Count | Response |
|-------|---|
| 1 | Density bonus units are already prohibited in Ogden Valley for future clustered developments. |
| 1 | Whether we use TDR or not, density bonus' should be a thing of the past. |
| 1 | Why would bonuses be available. Please clarify. |
| 1 | Zero additional density |
| 1 | I think the density bonuses are a bad idea. As the county you can require trails, impact fees to buy open space, whatever you want. STOP GIVING AWAY DENSITY. We have over a 2 year supply of land for sale. We don't need any more projects so STOP giving away Ogden Valley. |
| 1 | Bonuses increase the total number of units, exactly what we do not desire. Require clustering instead. |
| 1 | The largest de-facto cluster developments in the valley were initiated without bonus density -- Wolf Creek, Eden Hills, Green Hills, etc. History shows cluster developments will occur through savings to developers and market conditions without needing to offer bonus incentives. We just got rid of those added entitlements and density after 8 years of campaigning to do so. Let's don't set the clock back. |
| 1 | The concept of density bonuses seems to be fraught with the potential of abuse by heavy-moned developers, especially if they simply work with county officials instead of local residents and neighbors. |
| 1 | Upzoning and density bonuses should not change the TOTAL capped value. DRs could be purchased out of the transfer bank of DRs. |
| 1 | already done, the cluster ordinance has been changed to eliminate bonus densities. Only DRR-1 zone get bonus density |

- 1 Density bonuses are developers' wet dreams. We need DISincentives to development, not incentives.
- 1 think....how much water do we have? can we sustain tons of condos? probably not. do not let the freaking county commissioners who are ON THE TAKE rule us out here. look at the mess they made with powder mountain. nuff said

15. In response to 9e, additional comments:

| Count | Response |
|-------|--|
| 1 | Current land owners should have the same rights are the resort areas |
| 1 | It sounds like TDRs and Density bonuses are very similar |
| 1 | No more than 2 additional designated areas |
| 1 | Only with the approval of every landowner within 1000 feet. |
| 1 | TDR requires a willing seller and a willing buyer. |
| 1 | again , no idea what you're talking about |
| 1 | see 9a |
| 1 | Absolutely not, adding urban density on an landowner opt in basis would sprawl urban density and induce demand throughout the valley. And if we choose receiving areas, which landowners are penalized or enriched when the choice are made by the wise men. |

16. Additional comments for Question 9:

| Count | Response |
|-------|---|
| 1 | this survey is pretty weird |
| 1 | Density is handled better off the valley floor, in the higher elevations, combined with open space as required in the resort zones in the south end of the valley, before the impacts ripple northward across the valley floor. |

17. Reduce Future Development Goals -- If development entitlement is reduced (question 1, option c), the General Plan should focus on: Information Sheet Link

| | Rating |
|---|---|
| a. Development prohibition on sensitive lands (e.g., steep slopes, riparian areas, etc.). | (4.70) Count: 44 StdDev: 0.81 Max: 5 |
| b. Downzoning. | (3.28) Count: 39 StdDev: 1.62 Max: 5 |
| c. Fee-simple land purchase. | (3.43) Count: 37 StdDev: 1.28 |

| | |
|--|--------------|
| d. Purchase of development rights. | Max: 5 |
| | (3.69) |
| | Count: 39 |
| | StdDev: 1.50 |
| | Max: 5 |
| e. Purchase of conservation easements. | (4.39) |
| | Count: 41 |
| | StdDev: 1.25 |
| | Max: 5 |
| f. Encouraging and accommodating donation. | (4.18) |
| | Count: 39 |
| | StdDev: 1.43 |
| | Max: 5 |

18. In response to 17a, additional comments:

| Count | Response |
|-------|---|
| 1 | Already in place with steep slopes and sensitive lands ordinances |
| 1 | Complete Water Study before moving forward |
| 1 | ENCOURAGE TOURIZIM |
| 1 | I do not understand the question |

- 1 I thought most of this was already done.
- 1 This makes sense in any event. Who likes slides and obstructed views (besides developers)?
- 1 We need to encourage agricultural open space!!!
- 1 yes, no development in areas that are watersheds etc
- 1 If their is truly a hazard by developing in these areas then restrict development. Must be health or safety reason.
- 1 There are many areas in the valley with unstable soils including areas in Nordic Valley with steep slopes. Areas should be set aside to protect wild life and limit the impact development has on them. Perhaps a Valley Estuary site and Nature Parks.
- 1 It makes common sense to no develop on steep slopes, in the middle of riparian areas, too close to streams, or over develop on sensitive lands. Although some sensitive lands can support some level of development. We should not give resorts additional entitlements to do the very opposite -- over build on sensitive lands, without sufficient water, and wildlife reproductive corridors.
- 1 Development should not be allowed within sensitive wildlife habitats. Connectivity between habitats should be maintained and habitats should not be fragmented so wildlife has areas to move and thrive.

19. In response to 17b, additional comments:

Count Response

- 1 Complete Water Study before moving forward

- 1 Downzoning should be used a last resort if the other methods don't work.
-
- 1 I am torn on the concept of downzoning.
-
- 1 I do not understand the question
-
- 1 Maybe call these areas "Estate Lot" zones.
-
- 1 Never
-
- 1 if you mean not letting powder mountain bill a city up there, yes
-
- 1 This one is tough, but large landowners must be disabused of their slavish "Property rights first, last, and always" mentality and made to recognize the common good versus their selfish interests.
-
- 1 We did this in 1998. Took away 2/3 or the wealth of the large landowners and then 10 years later gave the saved entitlements through legislative power the entitlements (1,800) to Powder Mountain developers. How fair was that. Today they are asking for even more entitlements through auxiliary building (huts) while calling for a cap and/or down zone again from large landowners. Totally unethical and immoral.
-
- 1 An overall downzone presented as a reduction to proposed development units. i.e. was zoned AV-3 on 100 acres. Could develop 33 units less roads plus current bonus for cluster etc. instead look at 100 acres could develop 22 units and guessing they will cluster anyway (it is less expensive) and hopefully do some large agricultural lots for horse property in each project.
-
- 1 There are a few areas that never should have been zoned high density to begin with (the Planning Department knows where they are). These should be down zoned.
-
- 1 Down zoning is unfair to long time property owners unless they are compensated for their potential losses. Perhaps set a minimum price for TDRs granted to them.
-
- 1 Downzoning is simply a rectification of the windfall entitlement handout that occurred decades ago. Land gets downzoned all the time (see history of Marin County - up against growing population of San Francisco).

20. In response to 17c, how should this be funded?

| Count | Response |
|-------|--|
| 1 | Who is a fee simple land purchase to be done by? Private entity? Government? |
| 1 | Bond |
| 1 | Bonding by the entire county. |
| 1 | Complete Water Study before moving forward |
| 1 | Do not understand this question |
| 1 | I do not understand the question |
| 1 | I need more information about what fee simple involves. |
| 1 | not sure what this is asking |
| 1 | Local fundraisers. Also events such as the Marathon and other local events could have a surcharge or area use tax similar to use impact taxes levied when visitors go to destination areas that impact local infrastructure. These funds could be set aside for fee simple land purchases that could then be placed in the land trust. |
| 1 | Something like RAMP. Everyone uses and at times abuses this area. Ogden uses it. Now let's protect it. It is so beautiful and needs to be cared for. |
| 1 | There should be a funding mechanism based upon a percentage of property sales. Also consider making the whole valley a Special Improvement District - providing a minimal taxing authority which could drive purchase of lands and development rights. |

- 1 make whoever wants this party for it, don't make US pay for it. don't let the county be bamboozled into funding it either. (think powder mountain)
- 1 County-wide assessments or RAMP-like taxes. The rest of the county (and other counties) use this Valley as their playground; they should pay to sustain it. Huge increases in development fees would help, with the proceeds allocated to density reduction.
- 1 A RAMP like tax on all Weber County citizens. A fee flat \$2.00 from every user of Federal facilities surrounding the valley. A fee on every lift ticket sold at the resorts. A 2% real estate transaction fee in perpetuity at the resorts. A 10% fee on all gross revenue generated on special events held in Ogden Valley -- like the Ogden Marathon etc. The encouragement of donations. A \$5.00 recording fee on all documents recorded in Weber County. A voluntary \$1.00, \$2.00, \$3.00, \$4.00 or \$5.00 option for patrons on every restaurant bill -- similar to the suggested tip you see printed. We have a restaurant that will be starting this program for the OVL soon.

21. In response to 17d, how should this be funded?

Count Response

- 1 Bond
- 1 Bonding by the entire county.
- 1 I do not understand the question
- 1 I need more information about what development rights involves.
- 1 Ramp tax or voluntary contributions

- 1 Same here.
- 1 The developer should fund it.
- 1 The marketability of the land should be the source of funding.
- 1 see above 20.
- 1 see response to #20
- 1 There should be a funding mechanism based upon a percentage of property sales. Also consider making the whole valley a Special Improvement District - providing a minimal taxing authority which could drive purchase of lands and development rights.
- 1 Developers can buy them from willing land owners. But this has to be written into the code and not be allowed to be deviated from. Developers will push hard against such a proposal.

22. In response to 17e, how should this be funded?

Count Response

- 1 Bond and donation
- 1 Bonding by the entire county.
- 1 I do not understand the question
- 1 I need more information about what conservation easements involves.

- 1 Same here.
- 1 See my response to 17c
- 1 ditto^
- 1 see above 20.
- 1 There should be a funding mechanism based upon a percentage of property sales. Also consider making the whole valley a Special Improvement District - providing a minimal taxing authority which could drive purchase of lands and development rights.
- 1 What about tax incentives for landowners who donate conservation easements? What about bonding to acquire sensitive lands?
- 1 Very much support conservation easements, but there has to be a way to raise money to achieve these easements.
- 1 if the county were to have a small fund established with which to purchase TDRs from owners willing to establish easements, then they could sell those TDRs to developers, the fund would break even.
- 1 Again, something like RAMP, fundraisers, or via a transaction fee. An impact fee per developed lot (\$2000) a transfer tax of a percent or flat fee for lower valued transactions. This would go toward purchasing easements etc.

23. In response to 17f, additional comments:

Count Response

- 1 As the Ogden Valley Land Trust does now.
- 1 I do not understand the question
- 1 We need to make it easy to place land into conservation easement or otherwise voluntarily reduce density rights. We also need to assure donors that what they give up won't pop up somewhere else (as it did when Powder Mountain was granted 2000 units after everyone else went through a down zone to reduce density.
- 1 There should be a funding mechanism based upon a percentage of property sales. Also consider making the whole valley a Special Improvement District - providing a minimal taxing authority which could drive purchase of lands and development rights and conservation easements - the money raised can also be used to provide a way to encourage donation and support enforcement of conservation easements.
- 1 from whom? make them pay for it themselves. When we bought our house, we didn't beg strangers to pay for it for us!
- 1 There you go. The stars show above show tell all. Purchasing density rights from landowners will be much cheaper than buying the land. This is the reason we need a retirement vault (not a bank) so entitlements can be retired in perpetuity and the land can be recorded as such -- protecting the entitlement reduction from future legislative whim.

24. Additional comments for Question 17:

Count Response

- 1 Have community awareness events to help raise funds.
- 1 How this is all to be funded is a good question. I'll have to think about it more.

1 I do not understand the question

1 see above comments.

1 The big danger is future governmental dismantling of the land holdings either out of greed or stupidity. The land/rights should be held by a public/private entity forever prohibited from divesting its holdings.

URL Variable: snc

| Count | Response |
|-------|------------------------------------|
| 1 | 1433264541_556de19d8e0c52.64379880 |

APPENDIX E
ZIONS BANK
FISCAL IMPACT ANALYSIS REPORT

Fiscal Impacts

The following analysis addresses the revenues generated in the unincorporated areas of the Upper Ogden Valley as well as the expenses necessary to support municipal-type services in the area. Revenues and associated County expenditures to provide municipal-type services in the unincorporated areas of Weber County are included in the Weber County Municipal Services Fund.¹

Population & Housing

The population in unincorporated Weber County is approximately 14,556.² The population in the Upper Ogden Valley is approximately 7,009, which is 48 percent of the unincorporated population³ and 2.9 percent of Weber County's population.

There are approximately 3,877 housing units in the unincorporated areas of the Upper Ogden Valley. A significant number of those housing units, approximately 41 percent, are second homes.

TABLE 1: DEMOGRAPHIC AND HOUSING INFORMATION

| Description | Population | Housing Units | Households |
|-----------------------------------|------------|---------------|------------|
| Weber County | 238,422 | 87,105 | 79,525 |
| Unincorporated Weber County | 14,556 | 6,996 | 4,882 |
| Unincorporated Upper Ogden Valley | 7,009 | 3,877 | 2,305 |

Source: Weber County Database, Census Data, Weber County Ogden Valley Zoning Density Update

Revenues

Projected revenues from the following five general fund revenue categories are considered in this analysis:

1. Tax Revenues
2. Licenses and Permits
3. Charges for Services
4. Fines and Forfeitures
5. Intergovernmental Revenue

Tax Revenues

Property Taxes - The taxable value in the unincorporated areas of the Upper Ogden Valley is \$909,843,910.⁴ Based on the County's municipal services property tax rate of 0.000175 for the unincorporated areas, the property tax revenue from the unincorporated areas of the Upper Ogden Valley is \$159,223.

TABLE 2: PROPERTY TAX

| Description | Amount |
|-------------------------|---------------|
| Total Taxable Value | \$909,843,910 |
| Municipal Type Services | 0.000175 |

¹ FY 2014 Municipal Services Fund data was used for this analysis.

² American Fact Finder (2009 – 2013)

³ 2013 Weber County Parcel Database - number of housing units in the unincorporated areas of the Upper Ogden Valley * 1.81 (number of persons per housing unit from the Weber County Ogden Valley Zoning Density Update, 2010)

⁴ Weber County Tax Database, 2014

| Description | Amount |
|--|------------------|
| Total Property Tax Revenue | \$159,223 |
| <i>Sales & Use Tax Revenue</i> - Sales tax revenues are distributed based on (1) population and (2) point of sale (POS). | |

1. *Population* - Based on information provided by the Utah State Tax Commission, the annual average per capita sales tax distribution in the unincorporated areas of Weber County in 2014 was approximately \$87.59. Based on a population of approximately 7,009, the population portion of the sales tax distribution is \$613,918.

TABLE 3: SALES TAX – POPULATION DISTRIBUTION

| Description | Amount |
|--|------------------|
| Per Person Distribution | \$87.59 |
| Upper Ogden Valley Population | 7,009 |
| Sales Tax Revenue - Population Distribution | \$613,918 |

2. *Point of Sale (POS)* - The estimated POS sales tax revenue in the unincorporated Upper Ogden Valley of \$378,474 is based on information provided by the State Tax Commission.⁵

The total sales tax revenue for the unincorporated areas of the Upper Ogden Valley is approximately \$992,392 less fees and reductions of approximately \$13,893⁶ for a total of \$978,499.

TABLE 4: TOTAL SALES TAX

| Description | Amount |
|---|------------------|
| Sales Tax Revenue – Population Distribution | \$613,918 |
| Sales Revenue - POS | \$378,474 |
| Sub-Total | \$992,392 |
| Less: Fees and Other Deductions: | \$13,893 |
| Total Sales Tax Revenue | \$978,499 |

Franchise Tax Revenue – Franchise tax revenue is comprised of Cable TV contract revenue. Franchise tax revenue was allocated based on the number of housing units in the unincorporated areas of the Upper Ogden Valley compared to the unincorporated areas of the Lower Ogden Valley.⁷ The amount of franchise revenue attributable to the unincorporated areas of the Upper Ogden Valley is \$14,384.

TABLE 5: FRANCHISE TAX

| Description | Amount |
|-------------|--------|
|-------------|--------|

⁵ Based on information provided by the Utah State Tax Commission, it was not possible to determine the POS location (upper or lower valley) for all taxable sales occurring in the unincorporated areas of Weber County. Therefore, the percent of known taxable sales occurring in the Upper Ogden Valley compared to the Lower Ogden Valley (52%) was used to allocate taxable sales where the POS could not be determined between the upper and lower valleys. The County was comfortable with the total sales tax allocation between the upper and lower valley.

⁶ Calculated using the average percent fees and deductions for Unincorporated Weber County of 1.4 percent

⁷ This is an estimate as the County is unable to break-out the exact amount of Cable TV franchise revenue attributable to the unincorporated areas of the Upper Ogden Valley.

| Description | Amount |
|--|-----------------|
| Total Franchise Revenue ⁸ | \$25,981 |
| Total Housing Units | 6,996 |
| Franchise Revenue per Housing Unit | \$3.71 |
| Housing Units in the Unincorporated Upper Ogden Valley | 3,877 |
| Total Franchise Revenue | \$14,384 |

Motor Vehicle Fee-In Lieu - Motor vehicle fee-in-lieu revenue is calculated on a per household basis of approximately \$3.40 per household and is projected to be approximately \$7,837 for the unincorporated areas in the Upper Ogden Valley.

TABLE 6: MOTOR VEHICLE FEE-IN-LIEU

| Description | Amount |
|---|----------------|
| Motor Vehicle Fee-In-Lieu | \$16,612 |
| Total Households in Unincorporated Area | 4,882 |
| Current MV in-lieu per household | \$3.40 |
| Households in Unincorporated Ogden Valley | 2,305 |
| Total Motor Vehicle Fee-In-Lieu | \$7,837 |

Other Tax Revenue – Other tax revenue of \$2,796 allocated to the unincorporated areas of the Upper Ogden Valley is comprised of delinquent taxes and interest on delinquent taxes.⁹

Licenses, Permits & Fees

Business Licenses – Business license fee revenue attributable to the Upper Ogden Valley of \$45,036 is estimated by the County to be approximately 90 percent of total business license revenue received from the unincorporated areas.

TABLE 7: BUSINESS LICENSE FEES

| Description | Amount |
|---|-----------------|
| Total Unincorporated Business License Fee Revenue | \$50,040 |
| Percent Attributable to Upper Ogden Valley | 90% |
| Total Business License Fee Revenue | \$45,036 |

Building Permits - Approximately \$169,595 or 61.5 percent¹⁰ of total unincorporated building permit revenue is attributable to the unincorporated areas of the Upper Ogden Valley.

TABLE 8: BUILDING PERMITS

| Description | Amount |
|--|-----------|
| Total Unincorporated Building Permit Revenue | \$275,765 |
| Percent Attributable to Upper Ogden Valley | 61.5% |

⁸ Weber County Municipal Services Budget FY 2014

⁹ 45% of delinquent taxes and interest on delinquent taxes was allocated to the unincorporated area of the Upper Ogden Valley as 45% of the total property tax revenue for the unincorporated area is attributable to the Upper Ogden Valley.

¹⁰ Weber County Planning Department

| Description | Amount |
|--------------------------------------|------------------|
| Total Building Permit Revenue | \$169,595 |

Animal Licenses – The County Animal Services Department provides animal services to the unincorporated areas as well as several contract cities within the County. Total animal license revenue of \$6,154 attributable to the unincorporated areas of the Upper Ogden Valley is based on the animal license revenue per household for all households served of \$2.67.

TABLE 9: ANIMAL LICENSES

| Description | Amount |
|---|----------------|
| Animal Licenses Revenue | \$45,248 |
| Total Households Served by Animal Control ¹¹ | 16,956 |
| Animal License Revenue per HH | \$2.67 |
| Primary Residences in Unincorporated Upper Ogden Valley | 2,305 |
| Total Animal License Revenue | \$6,154 |

Charges for Services

Zoning & Subdivision Fees – A review by the County of the unincorporated zoning & subdivision fee revenue showed that approximately 61.5 percent (\$25,871) of the total unincorporated zoning and subdivision fee revenues are attributable to the unincorporated areas of the Upper Ogden Valley.¹²

TABLE 10: ZONING & SUBDIVISION FEES

| Description | Amount |
|---|-----------------|
| Total Unincorporated Zoning & Subdivision Fee Revenue | \$42,066 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 61.5% |
| Total Zoning & Subdivision Fees | \$25,871 |

Plan Review Fees – A review by the County of the unincorporated plan review fee revenues showed that approximately 67 percent (\$58,366) of total plan review fee revenues for the unincorporated areas of the County are attributable to the unincorporated areas of the upper Ogden Valley.¹³

TABLE 11: PLAN REVIEW FEES

| Description | Amount |
|---|-----------------|
| Total Unincorporated Plan Review Fee Revenue | \$87,113 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 67% |
| Total Plan Review Fees | \$58,366 |

Sewer Fees – Sewer fees received from the unincorporated areas of the Upper Ogden Valley are \$16,207.¹⁴

¹¹ Includes unincorporated areas and contract cities.

¹² Source: Weber County Planning Department

¹³ Source: Weber County Planning Department

¹⁴ Source: Weber County Municipal Services Budget supplementary worksheet

Other Miscellaneous Services – Other miscellaneous service fees includes the sale of photos & maps, engineering sales and permits, weed eradication charges and other miscellaneous building inspector fees. The sale of photos and maps revenue of \$70 was calculated based on a per population revenue of approximately \$0.01 per person. Other miscellaneous services revenue of \$10,780 was estimated by the County to be approximately 67 percent of the total miscellaneous services revenue in the unincorporated areas. Total miscellaneous services revenue attributable to the unincorporated areas of the Upper Ogden Valley is \$10,850.

Fines & Forfeitures – Fines and forfeitures includes revenue from both criminal and traffic citations. There were a total of 980 traffic citations issued in the unincorporated areas of the County in 2014. Approximately 48 percent or 466 of those citations were issued in the unincorporated areas of the Upper Ogden Valley.¹⁵ The Sherriff's department estimates approximately 25 percent of total unincorporated criminal citations were issued in the unincorporated areas of the upper Ogden Valley. Total fines and forfeitures revenue attributable to the unincorporated areas of the Upper Ogden Valley is approximately \$22,036.

Intergovernmental Revenues

Intergovernmental revenues are comprised of federal and state grants, federal payments in lieu of property tax, Class B road fund revenues and the state mineral lease allotment.

Federal and State Grants - Federal and state grant money includes federal funds of \$54,374 and state grants from the Forest Reserve Fund of \$36,356.

Federal Payments in Lieu of Property Taxes - Federal payments in lieu of property taxes in the unincorporated areas of the Upper Ogden Valley total approximately \$131,390.¹⁶

Class B Road Funds - Class B & C road funds are distributed based on both road miles and population. Class B road funds revenue for the unincorporated areas of the Upper Ogden Valley is calculated using the FY 2014 per capita distribution of \$21.11 and \$559.55 per weighted road mile. There are approximately 209 paved road miles and 11 gravel road miles in the unincorporated areas of the Upper Ogden Valley that are maintained by the County. The total class B road funds allocated to the unincorporated areas of the Upper Ogden Valley are \$745,000.

TABLE 12: CLASS B ROAD FUNDS

| Description | \$ Amount per Unit | Population | Weighted ¹⁷ Road Miles | Amount |
|---------------------------------|--------------------|------------|-----------------------------------|------------------|
| Per Capita | \$21.11 | 7,009 | | \$147,960 |
| Per Weighted Road Mile | \$559.55 | | 1,067 | \$597,040 |
| Total Class B Road Funds | | | | \$745,000 |

State Mineral Lease Allotment – The County estimates that approximately 50 percent of the total State mineral lease allotment of \$1,663 should be allocated to the unincorporated areas of the Upper Ogden Valley.

TABLE 13: STATE MINERAL LEASE ALLOTMENT

¹⁵ Source: Weber County Sherriff's Department

¹⁶ Source: Weber County

¹⁷ Paved miles are given a weight of 5 and gravel roads are given a weight of 2.

| Description | Amount |
|---|--------------|
| Total Unincorporated State Mineral Lease Allotment | \$1,663 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 50% |
| Total State Mineral Lease Allotment | \$832 |

Payments from Local Units in Lieu of Taxes - The County estimates that approximately 50 percent of the payments from local units in lieu of taxes of \$1,145 should be allocated to the unincorporated areas of the Upper Ogden Valley.

TABLE 14: PAYMENTS FROM LOCAL UNITS IN LIEU OF TAXES

| Description | Amount |
|---|--------------|
| Payments from Local Units in Lieu of Taxes | \$1,145 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 50% |
| Total Payments from Local Units in Lieu of Taxes | \$573 |

Miscellaneous Revenues and Other Financing Sources

Miscellaneous revenues and other financing sources include interest earnings. The County has indicated that 50 percent of the interest earning should be allocated to the unincorporated areas of the Upper Ogden Valley. Total miscellaneous revenues and other financing sources allocated to the unincorporated areas of the Upper Ogden Valley reach \$784.

TABLE 15: INTEREST EARNINGS

| Description | Amount |
|---|--------------|
| Interest Earnings | \$1,568 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 50% |
| Total Interest Earning | \$784 |

Total Revenues

Total revenues for municipal-type services attributable to the unincorporated areas of the Upper Ogden Valley are \$2,486,164.

TABLE 16: TOTAL REVENUES

| Category | Unincorporated Areas of Upper Ogden Valley |
|--------------------------------------|--|
| Taxes: | |
| Current Property Taxes | \$159,223 |
| Sales & Use Taxes | \$978,499 |
| Motor Vehicle Fee-In Lieu | \$7,837 |
| Franchise | \$14,384 |
| Other Tax Revenue | \$2,796 |
| Total Taxes | \$1,162,739 |
| Licenses, Permits & Fees: | |
| Business Licenses | \$45,036 |
| Building Permits | \$169,596 |

| Category | Unincorporated Areas of Upper Ogden Valley |
|--|---|
| Animal Licenses | \$6,154 |
| Total Licenses, Permits & Fees | \$220,786 |
| Charges for Services: | |
| Zoning & Subdivision Fees | \$25,871 |
| Plan Review Fee | \$58,366 |
| Sewer Fees | \$16,207 |
| Other Misc. Services | \$10,850 |
| Total Charges for Services | \$111,294 |
| Fines & Forfeitures: | |
| Fines & Forfeitures | \$22,036 |
| Total Fines & Forfeitures | \$22,036 |
| Intergovernmental Revenue: | |
| Federal and State Grants | \$90,730 |
| Federal Payments in Lieu of Property Taxes | \$131,390 |
| Class B Road Funds | \$745,000 |
| State Mineral Lease Allotment | \$832 |
| Payments from Local Units in Lieu of Taxes | \$573 |
| Total Intergovernmental Revenue | \$968,525 |
| Miscellaneous Revenue & Other Financing Sources: | |
| Interest Earnings | \$784 |
| Total Miscellaneous Revenue & Other Financing Sources | \$784 |
| Total Revenues | \$2,486,164 |

Expenditures

Expenditures in the municipal services budget for the unincorporated areas of the Upper Ogden Valley area fall into the following four categories:

- (1) General Government
- (2) Public Safety
- (3) Streets and Public Improvements
- (4) Municipal Services

General Government

General Government expenses include engineering, planning and building inspection.

Engineering - Total engineering expenses for the unincorporated areas of the County for FY 2014 totaled \$95,000. The County estimates approximately \$63,650 which is 67 percent of expenditures, is attributable to the unincorporated areas of the Upper Ogden Valley.

Planning – The County Planning Department does not break-out time sheets based on location. As such, planning expenditures for the unincorporated areas of the Upper Ogden Valley were based on estimates by the Planning Department. The Planning Department estimates that approximately 75 percent of all planning related expenditures are attributable to the unincorporated areas of the Upper Ogden Valley.

TABLE 17: PLANNING

| Description | Amount |
|---|------------------|
| Total Unincorporated Planning Related Expenditures | \$795,873 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 75% |
| Total Planning Expenditures | \$596,905 |

Building Inspection – Two building inspectors are assigned to the unincorporated areas of the Upper Ogden Valley and one building inspector is assigned to the unincorporated areas of the Lower Ogden Valley. Therefore, 67 percent of building inspection expenditures is allocated to the unincorporated areas of the Upper Ogden Valley.

TABLE 18: BUILDING INSPECTIONS

| Description | Amount |
|---|------------------|
| Total Unincorporated Building Inspection Related Expenditures | \$417,596 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 67% |
| Total Building Inspection Expenditures | \$279,789 |

Public Safety

Public safety services for the unincorporated areas includes municipal-type police services provided by the County Sheriff's Department and animal services provided by the County Animal Services Department.

Police Services – A review of the 8,821 calls for service in the unincorporated areas of the upper and lower valleys showed that 2,979 calls for service occurred in the Upper Ogden Valley and 5,842 calls occurred in the Lower Ogden Valley. The Sherriff's Department indicated there was no disproportionate cost associated with calls for police services in the unincorporated areas of the Upper Ogden Valley compared to the unincorporated areas of the Lower Ogden Valley. Therefore, 33.8 percent¹⁸ of the Sherriff's Department expenditures for municipal-type police services were allocated to the unincorporated areas of the Upper Ogden Valley.

TABLE 19: SHERIFF DEPARTMENT

| Description | Amount |
|---|------------------|
| Total Unincorporated Sherriff Expenditures | \$960,000 |
| Percent Attributable to Unincorporated Upper Ogden Valley | 33.8% |
| Total Sherriff Department Expenditures | \$324,480 |

Animal Control – The County provides animal control services to the unincorporated areas of the County as well as several contract cities within the County. The Animal Services Department indi-

¹⁸ 2,979/8,821 = 33.8 percent

cated there were no disproportionate costs associated with animal control services to the unincorporated areas of the Upper Valley. As such, the total animal control expenditures in the municipal services budget (which includes contract cities) were divided by the total households served for a cost per household of \$11.26. The cost per household was multiplied by the number of households in the unincorporated areas of the Upper Ogden Valley of 2,305 for total animal control expenditures of \$25,954.

TABLE 20: ANIMAL CONTROL

| Description | Amount |
|---|-----------------|
| Total Animal Control Expenditures | \$190,943 |
| Total Households Served by Animal Control | 16,956 |
| Cost per Household | \$11.26 |
| Primary Residences in the Unincorporated Upper Ogden Valley | 2,305 |
| Total Animal Control Expenditures | \$25,954 |

Animal Shelter – Animal shelter services are available for residents in the unincorporated areas of the County as well as several cities within in the County. The Animal Services Department indicated there were no disproportionate costs associated with animal shelter services to the unincorporated areas of the Upper Ogden Valley compared to unincorporated areas in the Lower Ogden Valley. Only the animal shelter expenditures associated with the unincorporated areas of the County are included in the municipal services budget. As such, the total animal shelter expenditures for the unincorporated areas were divided by the number of households in the unincorporated areas for a cost per household. The cost per household was then multiplied by the number of households in the unincorporated areas of the Upper Ogden Valley for a total cost of \$23,511.

TABLE 21: ANIMAL SHELTER

| Description | Amount |
|---|-----------------|
| Total Unincorporated Animal Shelter Expenditures | \$49,792 |
| Total Households | 4,882 |
| Cost per Household | \$10.20 |
| Primary Residences in the Unincorporated Upper Ogden Valley | 2,305 |
| Total Animal Shelter Expenditures | \$23,511 |

Streets and Public Improvements

Streets and public improvements include municipal-type roads, sewer and weed control expenditures.

Roads and Highways – The County Roads Department was not able to break out expenditures for the unincorporated areas of the Upper Ogden Valley compared to the unincorporated areas in the Lower Ogden Valley. Therefore, the County felt the best way to allocate expenditures was based on the percent of road miles in each area. The County maintains 220 road miles in the Upper Ogden Valley and 211 road miles in the Lower Ogden Valley. As such, 51 percent of the roads and highways expenditures are allocated to the Upper Ogden Valley and 49 percent to the Lower Ogden Valley.

TABLE 22: ROADS AND HIGHWAYS

| Description | Amount |
|---|--------------------|
| Total Roads & Highways Expenditures for County Maintained Roads | \$2,519,182 |
| Percent Road Miles in Upper Valley | 51% |
| Total Roads & Highways Expenditures | \$1,284,783 |

Sewer Costs – Sewer costs for the unincorporated areas of the Upper Ogden Valley are \$1,380.¹⁹

Weed Control – Weed control costs for the unincorporated areas of the Upper Ogden Valley were allocated based on the same percentage as the roads and highways costs. Weed control costs allocated to the unincorporated areas of the Upper Ogden Valley totals \$41,233.

Municipal Services

The unincorporated areas of the County are charged for the direct costs of the municipal-type services provided by the County's General Government which include the County Attorney, Human Resources, Information Technology, etc. Total charges to the unincorporated areas for these services in FY 2014 were \$100,000. Approximately \$48,152 of these expenditures is allocated to the unincorporated areas of the Upper Ogden Valley.²⁰

Total expenditures for municipal-type services allocated to the unincorporated areas of the Upper Ogden Valley total \$2,692,573.²¹

TABLE 23: TOTAL EXPENDITURES

| Category | Unincorporated Areas of Upper Ogden Valley |
|--|--|
| General Government: | |
| Engineering | \$63,650 |
| Planning | \$596,905 |
| Building Inspection | \$279,789 |
| Total General Government | \$940,344 |
| Public Safety: | |
| Sherriff | \$324,480 |
| Animal Control | \$25,954 |
| Animal Shelter | \$23,511 |
| Total Public Safety | \$373,945 |
| Streets and Public Improvements: | |
| Roads and Highways | \$1,284,783 |
| Sewer Division | \$4,116 |
| Weed Department | \$41,233 |
| Total Streets and Public Improvements | \$1,330,132 |
| Municipal Services: | |

¹⁹ FY 2014 Weber County Municipal Service Fund

²⁰ Source: Weber County

²¹ Capital projects are funded on a case by case basis with grant money and general fund expenditures.

| Category | Unincorporated Areas of Upper Ogden Valley |
|---------------------------------|--|
| Municipal Services Fund | \$48,152 |
| Total Municipal Services | \$48,152 |
| Total Expenditures | \$2,692,573 |

Revenues Compared to Expenditures

A comparison of revenues in the unincorporated areas of the Upper Ogden Valley compared to expenditures for municipal-type services shows that revenues are approximately 92 percent of expenditures.

TABLE 24: REVENUES AND EXPENDITURES

| Description | Amount |
|---|-------------------|
| Total Revenues | \$2,486,164 |
| Total Expenditures | \$2,692,573 |
| <i>Revenues Less Expenditures:</i> | -\$206,409 |
| <i>Revenues as Percent of Expenditures:</i> | 92.3% |

APPENDIX F
WATER SUBCOMMITTEE
MEETING SUMMARIES



MEETING SUMMARY

Ogden Valley General Plan Water Sub-Committee Meeting #1 - Kick-off

December 17, 2014

3:00 – 5:00 pm

Huntsville Library Auditorium

Participants

Bill White, Huntsville Town

Ron Gleason

Ryan Jolley, Jones & DeMille Eng.

Ted Mickelsen, Jones & DeMille Eng.

Ross Hansen, Division of Water Rights

Rob Thomas, Wolf Creek Water & Sewer

Scott Richardson, Huntsville Town

Kent Jones, Division of Water Rights

Miranda Menzies, Work Creek Water & Sewer

Kenton Moffett, Ogden City

Dennis Shaw, Eden Water Works

Pen Hollist, Liberty Pipeline Company

Brandon Thueson, Weber Fire District

Mark Anderson, Weber Basin Water Conservancy
District

Weber County

Sean Wilkinson

Charlie Ewert

Scott Mendoza

Consultant Team (Logan Simpson Design)

Buck Swaney

Krissy Nielsen

Introduction

Goals of this subcommittee:

- To produce a narrative on the challenges and functions of water in the Valley.
- To gain an understanding of trends on water availability and quality.
- To produce recommendations on water governance.

Dialogue

Quality

- General consensus is that current water quality is excellent. The main concern is that as more development comes into the Valley, it will impact the water quality.
- The group would like to see a more formal relationship between Huntsville and Weber County to ensure development doesn't impact water quality conditions in Huntsville.





Quantity and Geology-

- Huntsville and other communities are having a difficult time finding additional sources of water. Currently, Huntsville relies on the spring by the Monastery, and does not have adequate water to manage peak demand (and is out of compliance with regulations).
- Fire Department experiences issues with water supply and access. It is difficult to know if there is enough water available, and building codes require significant flows that valley water systems can struggle to supply.
- Miranda Menzies provided a handout and explained the geology of the Valley. Ryan Jolley contributed with a handout on specific capacity. Because of geological conditions explained by Miranda, ground water is not a reliable option for large-scale development. The geology of the Valley is not high permeability, except for in the few gravel areas. This means that majority of wells draw low flows. The water is there, but it is not highly productive. (handouts are attached)
- Anecdotally, shallow wells are going dry. This may be because of changes in irrigation practices. This is contradicted by some other monitoring data, but it isn't known whether the contradiction is because deep and permeable wells are being monitored and not shallow ones.

How many units can the Valley support?

- This question cannot be answered without data, but Miranda did offer a number of around 10,000 based on her knowledge.
- What is plan B if we cannot support the level of development occurring? Some indication that the simplest solution might be to convert agricultural water into municipal water.
- Look into how much water is stored vs. obligated at Weber Basin. Exchange contracts with Weber Basin need to be considered carefully, and within the context of available groundwater.

What is the situation with “water on paper”?

- We need to collect the number of how many have been issued.
- There is no easy way to show how many are being put to beneficial use.
- Best estimate reported of decree of water rights was 33,000 acre feet.

Governance

Best estimate is 83 individual water companies. Water companies are willing and do work together, but are not ready to give up individual ownership. Additionally, it was discussed if the reason so many water companies exist is because of the way the system is set up impedes smaller companies from joining larger ones, or if it is because of the culture.

- One idea: Change in the way the developments are approved at Weber County. A “will-serve” letter required before development can occur. This would require some sort of a water company moratorium – no more water companies – to be workable.



Data

There is no consolidated data repository. It would be valuable to gather quantitative data and at some point compare it to historical data. The initial study is needed and then a sustainability plan with data.

Action Items and Next Steps

Committee members were asked to volunteer in an effort to produce key information summaries on the following topics:

1. Existing Conditions for Water Quantity- Each water company present to write a short one or two paragraph summary on their existing conditions.
2. Existing Conditions on Water Quality- Logan Simpson will contact Dr. Sorenson from USU and extract data from the Avery 1994 article suggested by Pen.
3. Governance- Weber Basin will write up a short summary on how their exchange system works. Otherwise, the group felt that it was not necessary to produce a write up on the current governance structure.
4. A comprehensive, valley-wide water balance study like the one in Morgan County is desired. There also needs to be a monitoring program to make the initial study trend worthy. This was also discussed as a “ground water development plan”. LSD and Weber County to discuss this detail.

The Committee will meet again on January 28th at 2:00 pm at the Huntsville Library.



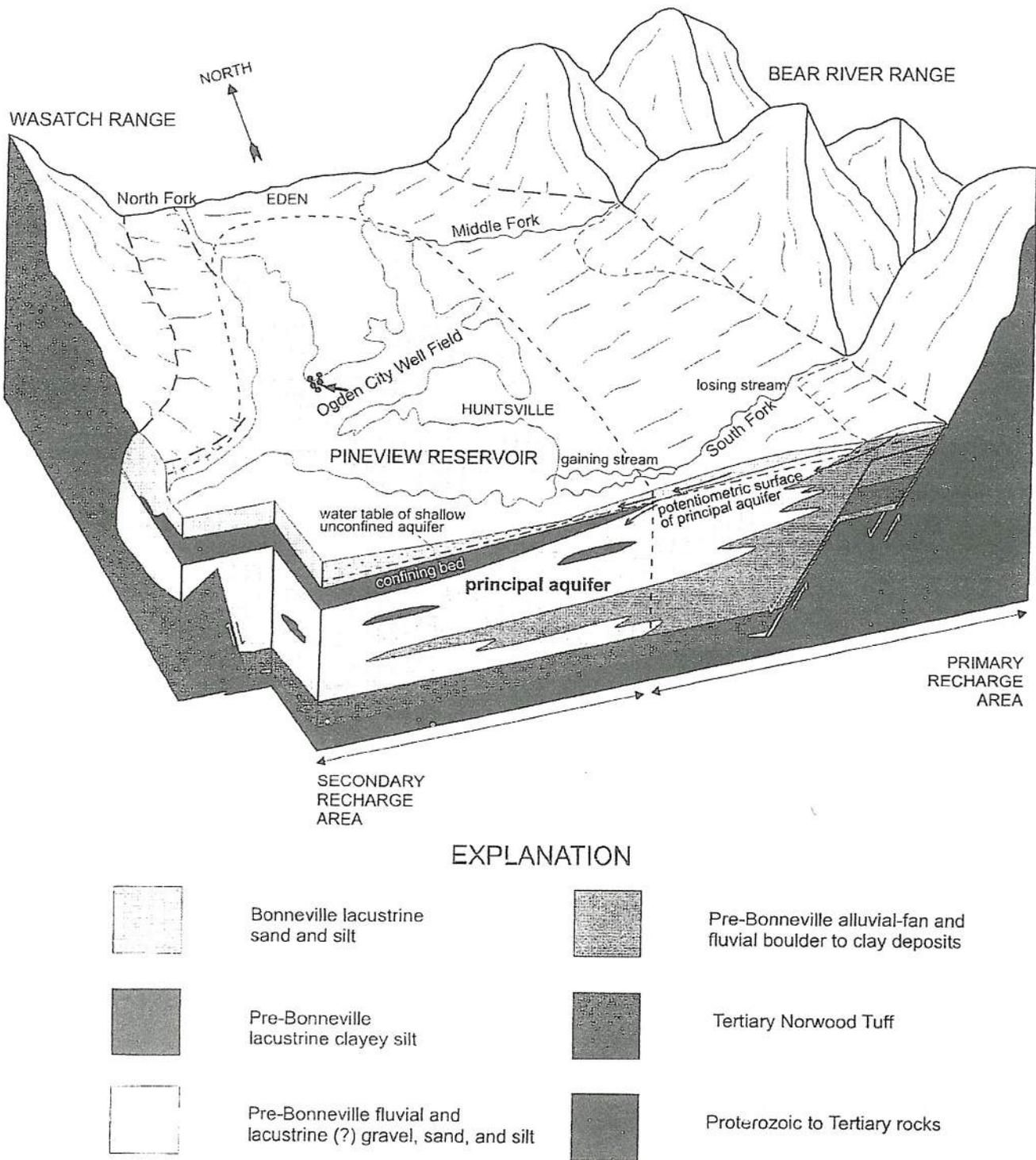


Figure 4. Schematic block diagram showing ground-water flow and subsurface geology in Ogden Valley (modified from Lowe and Miner, 1990).



MEETING SUMMARY

Ogden Valley General Plan Water Sub-Committee

Meeting #2

January 28, 2014

2:00 – 4:00 pm

Huntsville Library Auditorium

Participants

Bill White, Huntsville Town

Ron Gleason

Ted Mickelsen, Jones & DeMille Eng.

Ross Hansen, Division of Water Rights

Scott Richardson, Huntsville Town

Miranda Menzies, Wolf Creek Water & Sewer

Kenton Moffett, Ogden City

Dennis Shaw, Eden Water Works

Pen Hollist, Liberty Pipeline Company

Brandon Thueson, Weber Fire District

Mark Anderson, Weber Basin Water Conservancy District

Janae Wallace, Utah Geological Survey

Mike Lowe, Utah Geological Survey

Stefan Kirby, Utah Geological Survey

Dana Shuler, Weber County Engineering

Charlie Ewert, Weber County Planning

Consultant Team (Logan Simpson Design)

Jim Carter

Krissy Nielsen

1. Follow-up on last month's action items

Krissy Nielsen noted that the documents submitted in response to the action items from the Committee's last meeting that were attached to the meeting agenda include: a brief description of water quality; a description of the replacement water policy of the Weber Basin Water Conservancy District prepared by Mark Anderson; and a description of the hydrogeology of the Ogden Valley prepared by Miranda Menzies. Please see the attached documents provided for this agenda item.

Dialogue

- The group consensus is that water quality is not a limiting factor for additional development, but that additional development could threaten current high water quality if not well managed.
- The group discussed water quantity, noting the differences among physical water, water rights, water service and water infrastructure. The consensus is that there currently is abundant physical water* in the Ogden Valley and water rights to divert as much as 33,000 acre feet annually. That water, if all converted to culinary uses, could support between 40,000 and 60,000 residential units in the valley. The group feels that policies should not encourage conversion of water use to culinary purposes in order to continue the agricultural operations that contribute to the character of the valley. Administrative constraints would make 100% conversion impossible in any event.

*Abundant physical water is mostly in the form of surface water in Pineview Reservoir, and the constraints (legal/water rights and engineering) on using this for culinary purposes are not defined at the moment.

- Replacement water and exchanges are a method for a "Petitioner" to transfer water rights it owns to the WBWCD in exchange for a water right to be exercised on or near the petitioner's property by drilling a new water well. High-capacity water wells are difficult to site and complete in the valley due to hydrogeological constraints and the administrative process to gain authority from the State Engineer to construct a new well.
- Culinary water service is provided by as many as 83 individual water companies in the valley. Each company has a limit on the number of customers it can serve, based on its public water system certification. Wolf Creek Water & Sewer reports it is currently serving 1,378 customers out of an authorized 1,589 capacity, and so has another 211 units available. Eden Water Works is serving 450 customers out of a capacity of 700, leaving 250 units available. Huntsville Town is serving 444 customers out of a capacity of 678, with 234 units available. Apart from authorized capacity, water service companies are limited by the capacity of their water sources, and several have experienced deliverability problems in the past, despite having fewer customers than their authorized capacity.



- Water service is also constrained by geography (finite service areas) and by groundwater hydrology (high-capacity water wells are not a given in many areas of the valley)
- Water service has also been constrained by the cost of infrastructure (wells, diversions, treatment facilities and pipelines).

2. Update on Miranda's research

The committee reviewed the Hydrogeology of Ogden Valley report prepared by Miranda Menzies, and in light of the dialog, identified the main water supply issues in the Ogden Valley. They include:

- The overall water budget of the valley (inflow, consumption, and outflow) is not well understood.
- The hydrogeology of the valley offers a limited number of areas where new high-capacity water wells are likely to be successful.
- The administrative approval process for new high-capacity wells is expected to become more difficult, as the best "target" areas are small and generally already have water wells.
- The proliferation of small water companies places the County at risk of having to repair or replace failing systems.
- The proliferation of individual wells and septic systems has the potential to adversely affect both existing and new water sources.

Given the constraints and based on currently available information, it was estimated by the group that groundwater might support a total of 7,000 - 9,000 units in the Ogden Valley. The group generally agreed that water policies should encourage water service from existing companies rather than new companies; require that new water sources be developed and tested or that the developer obtain a will-serve commitment from an existing water provider before property is platted; and conduct a basin-wide water study to quantify the valley's water budget and identify potential groundwater source areas.

3. Mike Lowe and Stefan Kirby from Utah Geological Survey

Mike and Stefan presented a proposal, the Hydrogeologic Study of Ogden Valley, Weber County, Utah, with Emphasis on Development of a Water Budget, to:

- (1) "Characterize the hydrogeology of the Ogden Valley drainage basin as it pertains to the occurrence and flow of groundwater, with emphasis on delineating the thickness of the valley-fill aquifer and determining the water-yielding characteristics of fractured-rock aquifers in the study area.
- (2) Develop a water budget for the drainage basin that includes components of recharge and discharge.

It was discussed and determined that this study is crucial for Ogden Valley moving forward. Prior studies are out of date and only considered the Valley floor. This study will use new technology and consider the entire Ogden Valley.

Weber County is working to secure funding to move forward with the study. The study timeline would be July 1, 2015 – June 30, 2017 (two years). In reference to the General Plan preparation, Mike and Stefan reported that they may be able to have some preliminary information ready September. Moving forward, it was determined that the General Plan will consider water availability, but will not use it as an ultimate constraint. As soon as the preliminary information is available from Utah Geological Survey, the draft plan will be revisited to ensure it follows the general baseline information provided.

4. Next Steps and Adjourn

The committee is willing to act as a resource to the General Plan Update process to vet water related content and ideas through.

Ogden Valley General Plan Water Sub-Committee

Replacement Water

January 23, 2015

By: Mark Anderson

Assistant General Manager

Weber Basin Water Conservancy District

I was asked to write a short summary on how replacement water and exchange process works. First of all the concept of replacement water is given in the state code, section 73-3-23, which in simple terms allows for a junior appropriator to withdraw underground water and replace it with another source of water which is released to make whole senior appropriators. The junior appropriator must apply and receive approval from the state engineer. In all cases replacement shall be at the sole cost and expense of the applicant and subject to such rules and regulations as the state engineer may prescribe.

Weber Basin Water Conservancy District (“District”) considers replacement water allotment requests from individuals, or entities such as a mutual water company, homeowners association, partnership, corporation, limited liability company or other public or private entity (“Petitioner”) for the right to use replacement water for property owned or served by the Petitioner. Replacement water contracts obtained from the District cannot be used for diversion of water until the Petitioner files and receives an approved Exchange of water right from the Division of Water Rights. With the approved Exchange water right the Petitioner is authorized to drill a well to divert underground water.

Exchange water rights may become appurtenant to land on approval of the application, and the underlining Replacement water contracts are tied to the Exchange approval and must be kept current to avoid canceling the Exchange. The District does not sell new Replacement water contracts in areas where the Utah State Engineer has issued a groundwater moratorium. On a case by case basis when the public is benefited and upon compliance with District criteria, the District may consider transfer of Replacement water contracts to new service providers, other lands or new owners of the same land.

DRAFT DRAFT

Prepared for the Water Committee of the Ogden Valley General Plan Update Review group

E. Miranda Menzies; Jan 6, 2015

Hydrogeology of Ogden Valley

The purpose of this summary is to describe briefly the hydrogeology of the Ogden Valley, in order to aid understanding on the limits of groundwater resources in the valley, and how these resources can be best used. The hydrogeology of the valley has been described in detail by Lowe and Wallace (1999), Avery (1994) and Doyuran (1972). There is also a large amount of information presented in government publications such as those from the Utah Board of Water Resources, including Weber River Basin Plans for 1997 and 2009. For details and supporting information, the reader is referred to these and other references.

The Ogden Valley is an enclosed Wasatch “Back Valley” lying approximately 7 miles to the east of Ogden, Weber County, Utah See Figure X map. The valley itself is 12 miles long and 3 miles wide with its long axis northwest to south east. The valley bottom is at an elevation of 4,800 to 5,300 feet and is surrounded by higher elevations which rise to over 8,500 feet; the Wasatch Range separates the valley from the Wasatch Front metropolitan area to the west, and the Bear River Range and Durst Mountain rise above the Ogden Valley to the east and south. These surrounding highlands are formed mostly from sedimentary rocks dating from more than a billion to 245 million years ago. The trough of the valley is filled mainly with 500 to more than 750 ft of volcanic ash deposits, dating from widespread volcanic activity approximately 40 million years ago (Avery 1994). These deposits are identified as the Norwood Formation on geologic maps.

The Ogden Valley is an enclosed valley with only one draining canyon to the west – Ogden Canyon. Pineview Dam is located at the top end of this canyon, and retains 110,000 acre feet (ac ft) of water in Pineview Reservoir when full. The Ogden River, its tributaries (South, Middle and North Forks) and other smaller creeks such as Wolf Creek, Geertsen Creek, and Bennett Creek drain the valley and the surrounding mountains.

The climate of Ogden Valley is semi-arid and temperate, with a mean annual temperature of 44 deg F, and an average of 22 inches of water/snow precipitation. More precipitation (up to 40 inches) falls on the uppermost parts of the hills and mountains surrounding the valley. The average precipitation for the Weber River Basin is 26 inches – the wettest river basin in the state.

The geology can be divided into three categories:

- 1) Paleozoic and Proterozoic bedrock (mostly quartzites and carbonates) in the upper elevations and underlying the valley trough;
- 2) The valley fill, which is mostly volcanic ash at depth; and
- 3) Lake and stream deposits within the valley fill. These include “alluvial fans” in some places where creeks and rivers from the surrounding highlands reach the valley, and lake deltas from when the valley was a backwater of Lake Bonneville 15,000 years ago.

The dominant flow of water in the valley and the surrounding highlands has four main components. See Block Diagram Figure Y:

- 1) Precipitation, much of it winter snows, falls on the surrounding highlands. Some of this water recharges underlying bedrock aquifers in the mountains, but the majority of it melts in spring and flows down the creeks and rivers to be captured in Pineview Reservoir. Precipitation in the valley during damp periods of the year also recharges the valley aquifers.
- 2) Water which enters the bedrock aquifers in the upper elevations feeds permanent and seasonal springs and “gaining” sections of the creeks and rivers in the mountains, sustaining their flow through the year. Some of this water also flows downwards through the rocks and reaches the valley fill aquifer and springs along the valley margins by subsurface discharge from the valley trough bedrock walls.
- 3) As the streams and rivers leave the mountains and enter the valley, they become “losing” streams. Water seeping from the bottom of the creeks, rivers and irrigation canals supplies water to aquifers in the alluvial fans and the main valley fill aquifer. Water applied in excess for irrigation may be added to the groundwater; efficient irrigation by pressurized systems adds less to the groundwater than traditional flood irrigation methods.
- 4) Flow of groundwater in the main Ogden Valley is towards Pineview Reservoir and dam. The aquifer in the volcanic ash and alluvial deposits is drawn upon by hundreds of private wells, and a limited number of water company wells.

The culinary water supply in the valley comes currently from groundwater, drawing from developed “permanent” springs (those that flow all year), and hundreds of private wells, most of which are documented by water rights. Some of the developed culinary water springs are relatively high on the mountain slopes; others are at the edge of the valley fill. Irrigation water supplies come mostly from the creeks and rivers, which are diverted into canals and storage ponds. The vast majority of creeks and rivers in the valley are dry throughout the irrigation season due to these diversions, which are documented in historical water rights, including the Ogden River Decree of 1938. As a result, only winter surface water flows infiltrate the aquifer to support groundwater flows.

Elements of the valley water budget, and flows into and out of the valley fill, have previously been estimated by Doyuran (1972), Avery (1994) and Reuben (2011). These studies indicate that the annual flow from the valley fill aquifer into the Pineview aquifer is possibly falling. Avery estimated 49,000 ac feet/yr during 1985-86, while Reuben estimated 2700 ac ft/yr in 2011, however the methods used by the two studies were different. Falling flows to Pineview, or falling levels in the aquifer, would indicate that the ground water withdrawals are exceeding the recharge from losing streams, precipitation and irrigation. Both Doyuran and Avery studies report water levels in a number of wells, many of which likely still exist and can be revisited. There are a few US Geological Survey water level monitoring wells in the valley, two by the lake and one up valley in the area south east of Huntsville.

The groundwater aquifers in the valley are hydraulically interconnected, but have three hydrogeological components:

- Near and under Pineview Reservoir, there is a confined aquifer of alluvial sand and gravel at depth, overlain by a confining bed of stratified lacustrine silts up to 100 feet thick. This is the aquifer drawn upon by the Ogden City wellfield.

- A shallow unconfined aquifer is above the confining bed, but is generally less than 60 feet thick. This aquifer is assumed to be in hydraulic contact with the Pineview Reservoir.
- Beyond the confining layer, i.e. under Eden and northwards, and to the east of Huntsville, groundwater in the remaining areas of the valley is generally unconfined, water table conditions. The aquifer is comprised of both the volcanic silts and alluvial deposits. The water table depth in the unconfined aquifer fluctuates as much as 30 feet annually.

The water quality in the valley-fill aquifer meets the Utah Water Quality Board Class 1 A – Pristine – the highest quality classification. During sampling in 1994, one sampled well contained water above the nitrate drinking water standard (10 mg/L), but otherwise the quality results were excellent. Recently, attention has been focused on nitrate and phosphates in Pineview Reservoir. These are believed to come mostly from agricultural sources, and application of fertilizers. Septic systems may also be a source locally.

The limitations on water supply are firstly, the overall quantity of water available for use. The valley is a single, limited water-shed, but with a very large amount of storage in Causey and Pineview Reservoirs. For a groundwater supply to be sustainable, wells and developed springs ultimately cannot draw more water than is added to the groundwater system by recharge during the average annual cycle. The depth to water in drilled wells, and whether over time this is increasing, is a good indication of whether more water is being drawn from the system than is being recharged. To understand the data and identify seasonal vs. long term variations, the water level needs to be measured several times (e.g. quarterly) over several years.

The majority of water in Pineview Reservoir is committed contractually to downstream culinary and irrigation users, so this needs to be subtracted from the total annual flows. There are substantial flows to the City of Ogden, from a well field adjacent to the lake. There are also existing commitments of flows to agriculture in the valley, which sustain the rural values and appearance of the valley (see for example the Wolf Creek Irrigation Diversion flows for 2014 on attached chart, compared to the summer water right of 9.85 cfs). These flows have been reducing over the years, as irrigated farmland is converted to residential development, and the water rights are usually transitioned with the land. Lastly, evaporation removes water from the system, both as it evaporates from reservoir and ponds, and from growing plants. In the state as a whole 87% of precipitation evaporates before it reaches streams and lakes. A further 7% of precipitation evaporates from open water bodies or riparian/wetland vegetation.

The groundwater supply is also limited by geology, which limits how fast water will flow into a well. A good indicator of this is the “specific capacity” of a well, which is how much the water level in the well drops for each gallon per minute of water pumped. A permeable aquifer will yield more than 50 gallons per minute per foot of drawdown (gpm/ft ddn) – i.e. its specific capacity will be 50 or more gpm/ft ddn. In the valley, considering those wells with more than 100 ft depth (a Division of Drinking Water requirement for new culinary wells), only a very few have specific capacity of more than 1 gpm/ft ddn, and these are mostly in locations where there is a localized deposit of alluvial deposits (see Figure Z). The majority of the wells, including those in the volcanic ash deposits that fills most of the valley away from the reservoir, have specific capacity less than 1 gpm/ft ddn. The bedrock in the surrounding highland areas, and on the slopes of the valley also has low specific capacity.

A further limitation is whether the quality of groundwater in the valley can be maintained. The majority of sewage is managed in the valley through residential septic systems and a few central sewer company ponds

and drain-field systems. Water that is discharged from septic systems and other infiltration systems is added to the valley fill aquifer as recharge. Calculations of septic system spacing to maintain nitrate concentrations have indicated that septic systems cannot be spaced more closely than 1 per 3 acres without potentially affecting groundwater quality (Lowe and Wallace 1999).

Further potential for water supply in the valley is the surface water in the Pineview Reservoir, and tributary streams. From a practical standpoint, it would be possible to withdraw water from the lake for irrigation use, or culinary use following treatment. To use Pineview water for culinary purposes, the conditions of the original contracts with the Bureau of Reclamation, arrangements for access to the lake shore currently owned by the Forest Service, and effects of recreational use on water quality, would need to be considered. From a “paper water” standpoint, to the extent that this water is contractually committed downstream, water rights would need to be purchased lower in the flow system and exchange applications filed. Considering together these two elements, surface water use and exchange of water rights from locations below Ogden Canyon, the amount of groundwater in Ogden Valley is not a limiting factor to development.

Suggestions:

- 1) A current water balance could be completed and compared to previous ones to understand water flows in the valley. This needs to include both “wet water” and “paper water” – i.e. physical water, and water documented in water rights. This will indicate what water is available contractually for use in the valley, and what is already committed to downstream users, and if there is any limit to future water right exchange applications.
- 2) In order to find out whether water levels in the valley fill aquifer are dropping, we can compare current levels with levels measured in the 1970s and 1980s and reported in published technical papers. It would also be useful to request that a water level monitoring well be added to the USGS network in the North Fork part of the valley.
- 3) Efforts need to be made to understand how to use the limited water resources most efficiently.

References:

Avery, C. 1994, Ground-water hydrology of Ogden Valley and surrounding area, eastern Weber County, Utah, and simulation of ground-water flow in the valley-fill aquifer: UT Dept of Nat. Res. Technical Publication 99 (with USGS).

Doyuran, V, 1972, Geology and ground-water resources of Ogden Valley, Utah, PhD Thesis submitted to University of Utah Department of Geological Sciences.

Lowe, M. and Wallace, J. 1999, The hydrogeology of Ogden Valley, Weber County, Utah, and recommended waste-water management practices to protect ground-water quality: Geology of Northern Utah and Vicinity, Utah Geological Association field trip guidebook, pages 313-336

Reuben, T.K, Worwood, B.K., Carrigan, L.D., Sorensen D.L. 2011 Pineview Reservoir Nutrient Loading, Unloading, and the Role of Groundwater in the Estimates Transactions of the American Society of Agricultural and Biological Engineers, Vol 54(6) 2219-2225

Proposal

HYDROGEOLOGIC STUDY OF OGDEN VALLEY, WEBER COUNTY, UTAH, WITH EMPHASIS ON DEVELOPMENT OF A WATER BUDGET

- Prepared by Mike Lowe, Janae Wallace, and Stefan Kirby, Utah Geological Survey

The primary goals of the study are:

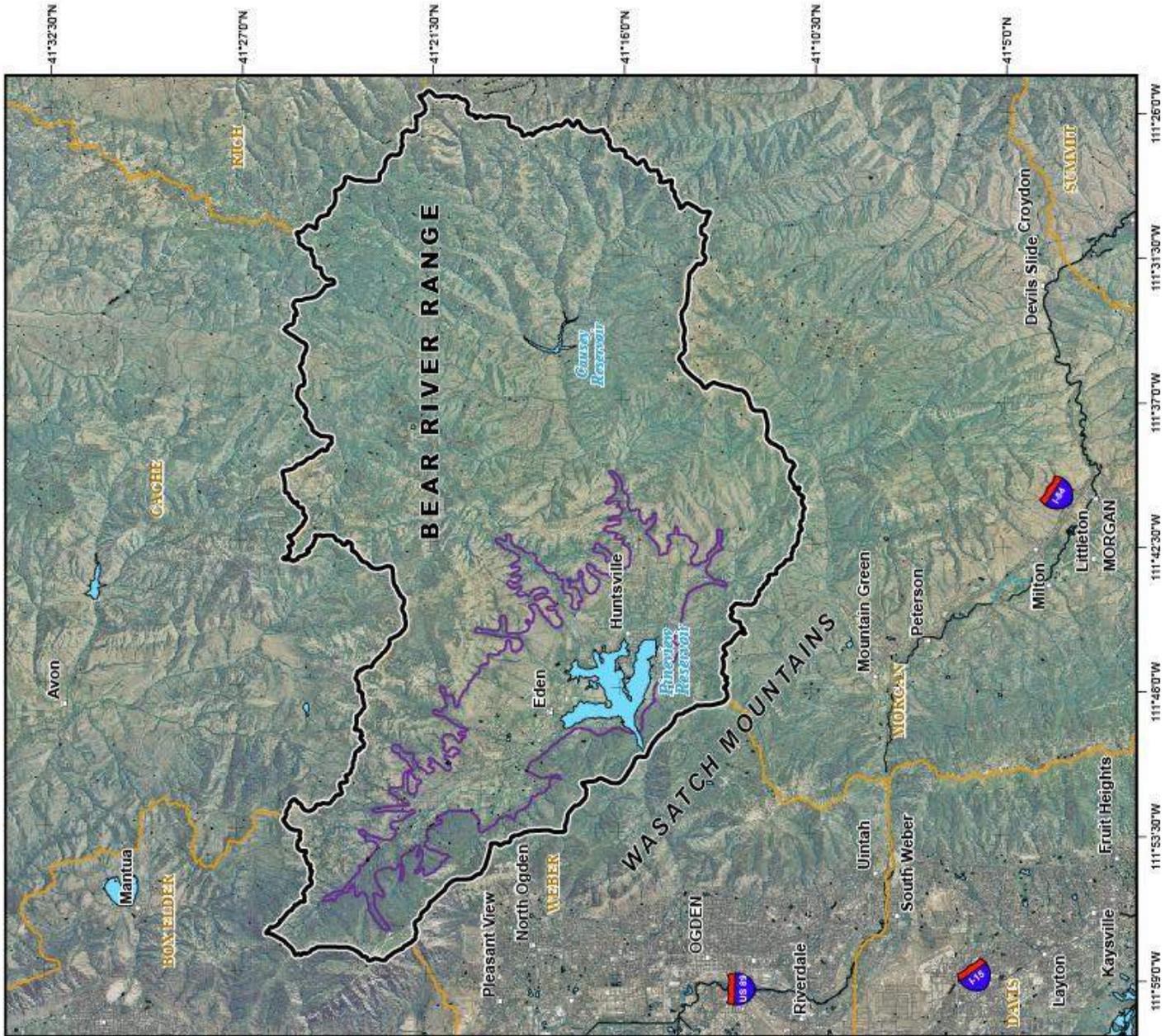
- (1) To characterize the hydrogeology of the Ogden Valley drainage basin as it pertains to the occurrence and flow of groundwater, with emphasis on (a) pathways of recharge to discharge, (b) groundwater-surface water interactions, (c) delineating the thickness of the valley-fill aquifer, and (4) determining the water-yielding characteristics of fractured-rock aquifers in the study area.**
- (2) Develop a water budget for the drainage basin that includes components of recharge and discharge.**

Explanation

- Ogden Valley drainage basin study area
- Ogden Valley fill boundary
- Road
- Town/city
- Stream
- Water body



Location Map



Proposed Tasks

- **Compile geologic map of Ogden Valley drainage basin; refine, as necessary, with new mapping; construct three cross sections; construct two stratigraphic columns**
- **Assemble existing well data and specific capacity and aquifer tests**
- **Measure water levels in selected wells and construct potentiometric surface map for principal valley-fill aquifer and, where possible, shallow unconfined and selected fractured-rock aquifers**
- **Collect groundwater samples and analyze for environmental tracers and geochemistry, including total-dissolved solids and nitrate from 20 wells and springs**
- **Delineate hydrostratigraphy of valley fill and fractured-rock units, and produce up to six valley-fill cross sections; isopach and structure-contour maps for valley-fill aquifer and, where sufficient information is available, select fractured-rock aquifers**
- **Produce conceptual model of groundwater flow in Ogden Valley drainage basin**
- **Develop water budget showing components of recharge, discharge and change in storage including estimates of error for each component**
- **Write final report summarizing results of study**

Proposed Products

- Hydrostratigraphic map at 1:100,000 scale in GIS format
- Cross sections, Structure contour maps for valley-fill aquifer and aquitard layers and selected fractured-rock aquifers, Isopach map showing thickness of valley-fill deposits in GIS format
- Potentiometric surface map(s) in GIS format
- Water budget maps that show areal recharge including precip, stream seepage and other sources; and discharge including ET, well withdrawal and gaining streams
- Water budget showing components of recharge, discharge and change in storage including estimates of error for each component
- Report, including evaluations of environmental tracer data to delineate recharge and discharge, conceptual model of groundwater flow, and water budget for Ogden Valley drainage basin

Who benefits from this proposed comprehensive study utilizing state-of-the-art techniques?

- Weber County planners and Ogden Valley citizens will know if groundwater supply is an issue that helps determine total number of lots in Ogden Valley.
- Ogden Valley water suppliers will know if new or proposed upland bedrock wells have the potential to impact existing water rights and public supply sources.
- Utah Division of Water Rights will understand the potential for proposed upland bedrock wells within or without the Ogden Valley drainage basin to draw ground water across county lines.
- Ogden City officials and residents will better understand flow paths to their Pineview Reservoir area well field and the potential for impact of development on their water supply.
- Weber Basin Water Conservancy District and the Utah Division of Water Rights will better understand the quantity and distribution of groundwater in the Ogden Valley drainage basin.
- Wasatch Front Weber County citizens, Weber County officials, and Utah Division of Water Rights regulators will know if groundwater development in Ogden Valley has the potential to impact east shore area of Great Salt Lake water rights.
- After the proposed study is completed, enough information will be available to build a state-of-the-art groundwater flow model if there is desire to do so and funding available.



Timeframe and Budget

- The proposed study would begin July 1, 2015 and would be completed by June 30, 2017 (two years).
- The cost of the project will be \$120,000 each year, of which the Utah Geological Survey will provide about \$60,000 in in-kind match each year. \$60,000 of outside funding will be required each year (Utah Division of Water Rights - \$10,000, Weber Basin Water Conservancy District - \$20,000, Weber County- \$15,000, Ogden City - \$15,000).

UGS Project Personnel

- Mike Lowe – Manager, Groundwater & Paleontology Program – project coordinator
- Stefan Kirby – Senior Geologist – oversight water budget
- Janae Wallace – Senior Geologist – geochemistry, co-author
- Lucy Jordan – Senior Geologist – potentiometric surface mapping, conceptual model of groundwater flow, co-author
- Jon King – Senior Geologist – geologic map and cross sections, co-author
- Brittany Dame – Geologist – data assembly, potentiometric surface mapping, geochemistry, valley-fill cross sections, isopach maps, structure contour maps, water budget, first author
- Nathan Payne – GIS analyst – GIS work for most study products
- Zach Anderson – GIS analyst – GIS work on geologic map

APPENDIX G
INTERPLAN TRANSPORTATION
MEMORANDUM

MEMORANDUM

Date: August 21, 2015

To: Jim Carter, Logan Simpson Design

From: Tim Sullivan and Charles Allen, InterPlan

Subject: Recommendations for incorporation of Ogden Valley Master Transportation Plan in Ogden Valley General Plan

InterPlan reviewed the Ogden Valley Transportation Master Plan (TMP) and has the following recommendations for how to integrate the plan's findings and recommendations into the Ogden Valley General Plan. We also have additional recommendations for other transportation-related elements to include in the General Plan.

Transportation Master Plan Goals

The TMP sets out the following goals for transportation in Ogden Valley:

- Goal 1: Plan for future improvements needed as the county develops
- Goal 2: Identify important corridors for right-of-way preservation
- Goal 3: Improve safety for all roadway users

We recommend including these goals in the General Plan. However, we also recommend adding a few other goals in light of the feedback received from the General Plan process, the direction of the General Plan's recommendations, and other planning studies done in the area and region. The TMP has a limited scope – it excludes state routes, and it is focused on vehicle capacity and safety. We believe the addition of other goals is a good way to broaden the scope of the transportation recommendations.

We recommend consideration of the following additional goals:

- Develop a comprehensive strategy to create sustainable, multimodal gateway corridors in and out of Ogden Valley
- Explore opportunities for active transportation in Ogden Valley
- Manage demand for transportation away from single occupant vehicle trips, especially those in and out of Ogden Valley



Existing and Future Conditions Analysis

The TMP includes a summary of transportation-related demographic data. The key demographic observations are:

- Nearly 80 percent of Ogden Valley resident workers drive to work
- 11 percent carpool
- 6 percent work from home
- Very few ride transit (.1 %)
- Very few bike or walk (.9 %)
- Average travel time to work is 34 minutes

Safety

The TMP also includes a summary of transportation related safety data for Ogden data, primarily including a hazard rating (also known as Safety Index). The key safety observations are:

- Highway 162 through Eden has a 6-7 hazard rating. The high hazard rating is due to the narrow, winding character of the road, with many residential accesses.
- State highway accesses to Ogden Valley are of medium level of safety (4.5-6 hazard rating).

Future Growth Assumptions

The TMP includes a summary of its growth assumptions for the jobs, population and households that provide a foundation for its travel demand model results and hence the plan's recommendations. It is critical to understand the similarities and differences between the TMP assumptions and the more recent growth projections generated by Weber County, because these suggest different needs for future improvements.

It is equally critical to understand how General Plan recommendations for future land use and zoning will or will not change the assumptions for the TMP, and how its recommendations may need to be adjusted.

The TMP acknowledges that very little future projection exists for future land use and transportation, but still makes estimates. The TMP states that there were 3,506 households in Ogden Valley in 2014. The TMP predicts that current land uses could grow an additional 14,428 units. That number includes 10,000 non-resort units. Resort growth would include 1,000 units at Nordic Valley; 981 units at Powder Mountain; and 2447 Weber County Snowbasin units (with an additional 2,350 units in Morgan County).

An important assumption the TMP makes is that open developable land will be one-third built out by 2040. That would mean the addition of 3,200 additional non-resort units by 2040 and 2,121 resort units by 2040 – for a total of 5,321 additional units by 2040. However, the County sees the possibility that the valley's growth could occur more quickly, with a full buildout potentially occurring by 2050. If, for example, one assumes that the buildout occurs by 2050 and growth occurs at a constant linear rate, the 2040 household total would be 12,503. That is over double the TMP estimate.

The other major growth assumption issue is where the growth will be concentrated. This can be framed in two different ways – the specific areas of Ogden Valley where growth will be concentrated; as well as the broad growth pattern of the valley, whether units are “clustered” together or near existing population centers or scattered in an even distribution of low-density growth. Both have very large

implications for the transportation system.

The TMP assumes that growth is distributed more heavily in resorts, in Eden on Wolf Creek Golf Course along Highway 158, north of Nordic Valley along 162, and southeast of Huntsville. The rest of valley core around Pineview Reservoir would take on more medium levels of growth.

At a broader level, the TMP predicts the continuation of large lot residential development. However, the General Plan will likely recommend a more clustered approach near existing communities. The implications of this are more potential for active transportation and transit reducing the number of trips on the county roads and state highways.

One critical element missing from the TMP growth assumption discussion is gateway trips. Ogden Valley has natural mountain geography that restricts the number of ingress/egress points. Similar to Park City/Snyderville Basin and Heber Valley, this lack of area access puts pressure on what are known as “gateway facilities” – roads that provide the limited access in and out of the area. For these mountain valleys, additional factors also combine to put additional pressure on gateway facilities and challenge their sustainability: In the Wasatch Front the proximity of these valleys to a major cluster of metropolitan jobs is an additional draw out of the valleys; the scenic beauty and recreational resources of these mountain valleys draw weekend, holiday, and special event traffic to them; and the geographical constraints of the mountainous areas the gateway facilities must run through restrict these roads’ future capacity and operational improvements.

Earlier in the General Plan process InterPlan did a very high-level analysis of future gateway facility needs in Ogden Valley. Our analysis centered on the number of “gateway trips” – trips in or out of the Valley using one of the gateway facilities. Currently, Ogden Valley has three gateway facilities – Ogden Canyon (the major gateway facility); Trappers Loop; and North Ogden Divide. Our analysis found that currently Ogden Valley has a high proportion of second homes and has about 2.57 daily gateway trips per housing unit. However, depending on future growth, it could move in the direction of Park City/Snyderville Basin, which has a higher rate of primary residences and 5.38 daily gateway trips per unit, which would dramatically increase the impact of new growth on the transportation system. A higher rate of gateway trips would mean more pressure on the existing gateway facilities, unless more jobs and services and other amenities were brought into Ogden Valley. The rate of gateway trips per household could also remain low if second homes, vacation units, small household sizes, and retired households continue to be prevalent.

Traffic analysis

County and local roads

The TMP focused on analysis and recommendations of non-state roads. It concluded that traffic is in good shape on these county and local roads in Ogden Valley. It found that the only section of road operating at less than Level of Service (LOS) A in 2014 is Highway 162 west of intersection with 158. However, with a 2040 “no-build” scenario:

- Highway 162 east of 158 fails by 2040
- Other sections of Highway 162 deteriorate to B or C
- 7800 East north of SR-36 falls to LOS B

If, as the county’s new projections suggest, the buildout of the valley occurs sooner, these segments of roadway will likely see their levels of service degraded sooner as well.



State roads

The TMP does not address state roads. As stated above, InterPlan performed a very high-level analysis of gateway facilities – what we believe to be the most critical state highway issue in Ogden Valley. Our analysis found that while Ogden Canyon is currently at nearly 60 percent capacity and other gateway facilities at less than 20 percent capacity, the projected quickening rate of growth and primary residences would lead Ogden Canyon to fail as early as 2020 (30 percent buildout) and others to fail over the next decade.

However, we recommend a more in-depth study of major gateway facilities in and out of Ogden Valley. We also recommend including the recommendations of the UDOT Region 1 Ogden Canyon study currently being performed.

Other plan recommendations

The TMP notes that the Regional Transportation Plan (RTP) created by Wasatch Front Regional Council (WFRC) includes a Phase 3 (2030 – 2040) widening of SR-39 including Ogden Canyon. The new WFRC RTP has moved the SR-39 widening project to Phase 4 (unfunded projects).

We also recommend including the UDOT Long Range Plan (LRP) projects affecting Ogden Valley, although we may want to note that like the TMP, the UDOT LRP is based on jobs and household projections that are lower than the County's latest estimates:

Projects within Ogden Valley

- SR-39, MP 9 to 22 - Planning Study, Phase 1
- SR-39, MP 9 to 22 - Widening, Phase 4 (unfunded) – this project was previously in Phase 3.
- SR-159, MP 0 to 3.8 - Widening, Phase 2

Projects affecting Ogden Valley

- SR-167, MP 0 to 1.6, I-84 to Trappers Loop Road, Planning Study, Phase 1
- SR-167, MP 1.6 to 11.1, Trappers Loop Road to SR-39, Widening, Phase 4

Each of the three following projects are interrelated and most likely only one of the projects will ultimately be constructed as each of the projects could negate the need for the others.

- SR-167, MP 1.6 to 11.1, Trappers Loop Rd to SR-39, Widening, Phase 3
- I-84, MP 94, New interchange with southern extension of SR-167, Phase 3
- I-84, Trappers Loop Road Interchange, Replace ½ interchange, Phase 4 (unfunded)

TMP Recommendations

The TMP sets out several recommendations. We have summarized those recommendations below and, to help distill the aims of the recommendations, grouped them under planning objectives. In general, and pending the further development of the complementing General Plan elements, we support these recommendations. But as with the goals section, we believe that the General Plan needs to include a broader list of recommendations. Also, with the differences in growth assumptions between the TMP and Weber County's more recent projections, we recommend that the county consider moving up some of the improvements to an earlier timeframe. Regardless of how growth in the valley ends up occurring, the transportation recommendations remain the same, except that phasing and timing of the recommended improvements may be different.

We have noted below in red suggested edits and additions to the recommendations.

*Lines on the TMP maps representing recommended improvements are general connections, not necessarily specific alignments for new roads or streets.

Protect capacity of Highway 162

- Widen Highway 162 to three lanes (Phase 2 – 2040 but monitor pace of growth).
- New arterial from SR-158 to 7100 East to provide alternate route through this section of the valley (Phase 2 – 2040 but monitor pace of growth).
- New arterial extension of 4100 North to connect with SR-158 to provide alternative to using 162 (Phase 1 – 2025 but monitor pace of growth).

Fill out the grid to increase overall connectivity

- New road connecting 8600 East to 7900 East north of Huntsville to fill out grid (Phase 2 – 2040)
- New extension of 1300 South outside Huntsville to connect to Ogden Canyon Road (SR-39) to fill out grid.
- Consider making some connections immediately in order to create bypass routes around special events.

Better support future growth

- Realignment of 8600 East south of 500 East to support future growth.
- Re-routing of 1300 South intersection with 9500 East to support future growth.

Create basic transportation and roadway infrastructure

- Create functional classification system for Ogden Valley
- Implement series of phased future signals

Strengthen alternative transportation modes

- Consider future regularly scheduled bus service as the area develops
- Include bike lanes on all major collectors
- Sidewalks recommended on all local roads but only included where needed depending on housing type and density; otherwise six foot paved shoulder.
- Work with Weber Pathways to implement 2010 Weber County Cooperative Pathways Master Plan and use this plan as a tool for active transportation
- Pedestrian crossing improvements to reduce pedestrian involved crashes

Work with state and other partners to develop a comprehensive, sustainable, and feasible approach to Ogden Valley gateway corridors

- Build on the results of Ogden Canyon study
- Emphasize capacity improvements on Trappers Loop rather than in Ogden Canyon
- Encourage small safety and other improvements to Ogden Canyon as recommended in the Ogden Canyon study
- Study improvements to other gateway facilities
- Develop ways to manage travel demand in and out of the valley both through jobs-housing-amenities balance and alternative transportation modes

Reinforce character of Ogden Valley with location and design of street networks and individual streets.

Build new and improved transportation connections in accordance with public support.

