

MEMO

TO: Board of Weber County Commissioners

FROM: Charlie Ewert – Planning Division

DATE: December 5, 2025

RE: *Agenda Item on Dec 9th Meeting: Discussion and decision for an ordinance and development agreement regarding an application for a zoning map amendment to rezone approximately 6 acres in the Nordic Valley area from the Forest Valley (FV-3) zone to the Form Based (FB) zone. Such rezone would apply the Form-Based zone's Small Lot Residential (SLR) street type to the property.*

In the December 9, 2025 county commission meeting, commissioners are being requested to hear and make decision on a rezone and development agreement, which will change the zone from the FV-3 zone to the FB as modified by requirements of the development agreement. Attached is the ordinance and development agreement for your review.

As requested by commissioners in a prior work session, through the development agreement, lot area for the development is being restricted to no greater than three-quarters acre and the number of lots is capped at no more than six.

The agreement also allows the development's road to be a shared private lane. Current code requires a shared private lane to be recorded within an easement in favor of the county that will allow the road to become public in the future without the governing jurisdiction having to condemn/buy it. In other words, an exaction for a public street will occur by means of platting the easement, but the actual conveyance of the land from private to public will be deferred to another time as may be required of the governing authority – or never if the governing authority never requires it.

Attachments:

1. Proposed Ordinance
2. Proposed Development Agreement
3. Planning Commission Staff Report

ORDINANCE NUMBER 2025-_____

**AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT (REZONE) OF
APPROXIMATELY 6.01 ACRES OF PROPERTY IN THE UNINCORPORATED
NORDIC AREA FROM THE FV-3 ZONE TO THE FB ZONE.**

WHEREAS, the Weber County Board of Commissioners has adopted a zoning map and General Plan for the unincorporated areas of Weber County; and

WHEREAS, the Weber County Board of Commissioners has received an application to rezone approximately six and one one-hundredths (6.01) acres of property located at approximately 3662 E NORDIC VALLEY RD in unincorporated Weber County from the FV-3 zone to the FB zone; and

WHEREAS, State Code Section 17-79-503 provides for the amendment of a land use regulation; and

WHEREAS, State Code Section 17-79-503 requires an amendment to a land use regulation to first receive a recommendation from the Planning Commission; and

WHEREAS, State Code Sections 17-79-101(1)(b) and 508 allow the County to enter into development agreements that modify, extend, clarify and impose certain land use regulations after first receiving a recommendation from the planning commission; and

WHEREAS, After a public hearing on September 23, 2025, the Planning Commission for the Ogden Valley made a recommendation to the Weber County Board of Commissioners regarding the proposed rezone and the land use regulations pertaining to the development agreement; and

WHEREAS, After reviewing the Planning Commission's recommendation and the Ogden Valley General Plan and the Form-Based Zone's street regulating plan, and in consideration of the mutual promises and other considerations in applicant's proposed voluntary contributions and amenities accepted by Weber County Board of Commissioners by means of the associated Development Agreement, the Recitals of which are hereby incorporated by reference, the Weber County Board of Commissioners desires to rezone the property from the FV-3 zone to the FB zone as modified by the approved Development Agreement; and

WHEREAS, The Parties mutually understand that the Weber County Board of Commissioners is not obligated to approve the Development Agreement, but desires to do so as a result of the applicant's voluntary contributions as set forth in that Agreement, without which the County would not realize the full benefits of this decision and would not adopt the Development Agreement;

NOW THEREFORE, the Weber County Board of Commissioners ordains:
SECTION 1: REZONE. This ordinance rezoning the property from the FV-3 zone to the FB zone as modified by the Development Agreement. The legal description of the property is included as Exhibit A. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein referenced, if recommended by the County Surveyor, provided that the corrected legal description appropriately bounds the subject property and fits within the correct legal description of surrounding properties.

SECTION 2: DEVELOPMENT AGREEMENT. The Weber County Board of Commissioners further hereby approves the Development Agreement and authorizes the Chairperson of the Commission to execute it on behalf of the County.

This ordinance shall become effective 15 days after its passage or on the day the herein referenced Master Development Agreement between LIBERTY LAND & LIVESTOCK LLC and WEBER COUNTY is recorded, whichever is later, as long as it has been published in accordance with statutory requirements. The Clerk/Auditor's office is directed to publish a short summary of this ordinance in the *Standard Examiner* newspaper before 15 days after the date of its passage.

Passed, adopted, and ordered published this 9th day of December, 2025, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By _____
Sharon Bolos, Chair

Commissioner Harvey voted _____

Commissioner Bolos voted _____

Commissioner Froerer voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

Exhibit A
Legal Description

Parcel #: **224020006**

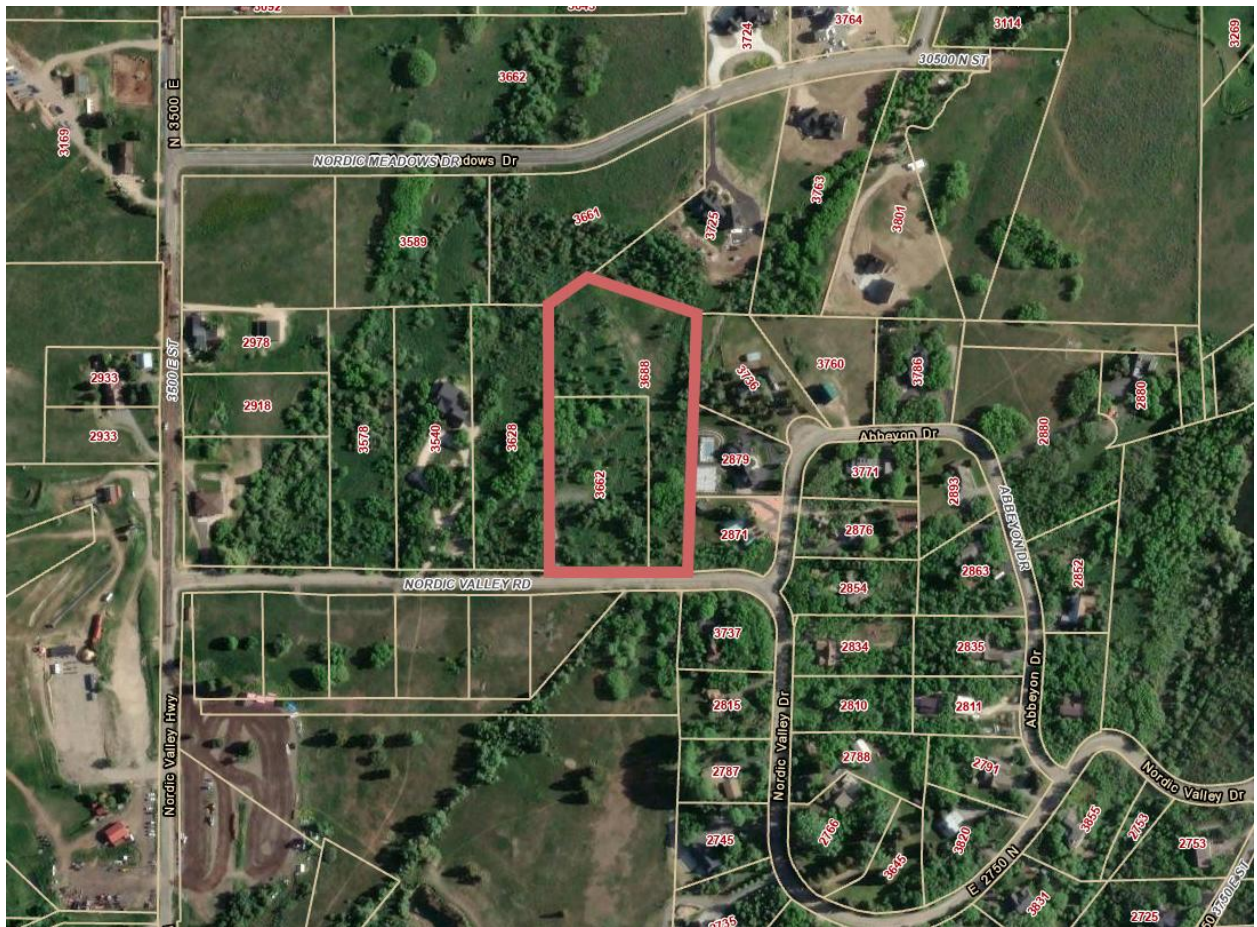
ALL OF LOT 6, ASGARD HEIGHTS SUBDIVISION, WEBER COUNTY, UTAH.

Parcel #: **224020005**

ALL OF LOT 5, ASGARD HEIGHTS SUBDIVISION, WEBER COUNTY, UTAH.

And extending to the center of Nordic Valley Drive

Exhibit B
Graphic Depiction



WEBER COUNTY DEVELOPMENT AGREEMENT

An Agreement Pertaining to a Subdivision Amendment and Reconfiguration of Lots 5 & 6 of the Asgard Heights Subdivision and to Establish Development Limitations and Restrictions.

This Development Agreement ("Agreement") is entered into this [REDACTED] day of [REDACTED], 2025, by and between **Weber County**, a political subdivision of the State of Utah ("County"), and Liberty Land and Livestock LLC ("Developer/Owner").

RECITALS

- A. Developer is the owner of real property currently identified as Lots 5 and 6 of the recorded Asgard Heights Subdivision in Weber County, Utah.
- B. Developer desires to amend the existing subdivision plat and reconfigure Lots 5 and 6 into six lots, approximately 0.75 plus acres each ("Project").
- C. Developer seeks to retain the right to sell Lots 5, and 6 in their current configuration if necessary until the amended plat is recorded.
- D. The County is willing to allow the Project subject to the terms, conditions, and requirements set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Legal Description & Exhibits

The property subject to this Agreement is described in **Exhibit A** (current plat) and **Exhibit B** (proposed conceptual plat reconfiguration), attached and incorporated hereto.

2. Purpose and Intent

The intent of this Agreement is to:

- 1. Establish the terms under which the County approves an amendment to the Asgard Heights Subdivision.
- 2. Identify certain specific improvements to be constructed or bonded by Developer.
- 3. Clarify Developer's rights prior to and after the recording of the proposed Project.

3. Density and Use Limitations

3.1 Density

The Project shall be limited to no more than six lots. Pursuant to Section 104-22-11(b) of County Code, the Project's initial density is for two single-family dwelling lots. Density shall be allowed to be increased to up to six single-family dwelling lots upon completion of transfer of the remaining four residential development rights pursuant to Section 104-22-11 of County Code.

3.2 Uses

The project is allowed to be developed and used for up to six single-family dwellings and uses accessory and incidental to said single-family dwellings as allowed by the FB zone.

4. Development Standards & Improvements

4.1. Roads

The Parties agree that the Developer have the obligation and right to design and construct a shared private lane pursuant to the standards and requirements of Section 106-2-2.030 of County Code and in accordance with the following:

4.1.1 Physical improvements of the shared private lane shall connect to Nordic Valley Road on the south end of the current Asgard Height Subdivision, as conceptually illustrated in Exhibit B;

4.1.2 Pursuant to Section 106-2-2.030(b)(3), the subdivision plat shall dedicate a 60-foot wide easement to Weber County along the western edge of the Property that extends from Nordic Valley Road to the northernmost extent of the Property. The easement shall be for the purpose of securing a potential future street right-of-way for the creation of a future public through-street across the property, pursuant to Section 106-2-2.030(b)(3). The easement shall connect Nordic Valley Road to the northernmost extent of the property; and

4.2. Lot Standards and Infrastructure

The Project shall be designed and configured in accordance with the development standards in place on the effective date of this Agreement, except that no lot shall be less than 32,670 square feet (0.75 acres). Similarly, Developer shall install all infrastructure in accordance with the ordinances and standards in place on the effective date of this Agreement.

5. Contiguous Development and Developer Right to Transfer

The Parties understand and agree that it is the intent of this agreement that the development shall be platted as one subdivision, which may be phased, under the ownership of one entity. The Developer retains the right to sell Lots 5 and 6 of the existing Asgard Heights Subdivision in their current condition until the amended plat pursuant to this Agreement is recorded. However, if either are sold prior to the recordation of this agreement, this agreement shall terminate.

6. Term, Expiration, and Effective Date

This Agreement remains in effect for five (5) years after the effective date. The effective date is the date upon which it is recorded in the Office of the County Recorder.

7. Indemnification

Developer agrees to indemnify and hold Weber County harmless from any claims arising from the design or construction of improvements.

To the maximum extent permissible by law, the Parties intend for the rights granted by this Agreement to be vested and binding on the Parties and their successors; however, it is expressly understood that a court may disagree, and the County does not guarantee, and cannot guarantee, that Applicant's rights under this agreement will be binding after the incorporation of the area that includes the Property.

8. Authority.

The Parties each warrant that they have all of the necessary authority to execute this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

COUNTY
WEBER COUNTY

_____,
Commission Chair

ATTEST: _____,
County Clerk/Auditor

_____,
Office of the County Attorney
Approved as to form and legality

MASTER DEVELOPER
Liberty Land and Livestock, a Utah Limited Liability Company

_____,
Manager

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

On this [REDACTED] day of December, 2025, Dan Mabey personally appeared before me, duly sworn, did say that he is the Manager of Liberty Land and Livestock, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

Exhibit A

Legal Description

Parcel #: **224020006**

ALL OF LOT 6, ASGARD HEIGHTS SUBDIVISION, WEBER COUNTY, UTAH.

Parcel #: **224020005**

ALL OF LOT 5, ASGARD HEIGHTS SUBDIVISION, WEBER COUNTY, UTAH.

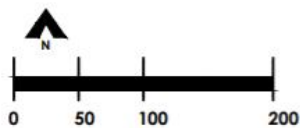
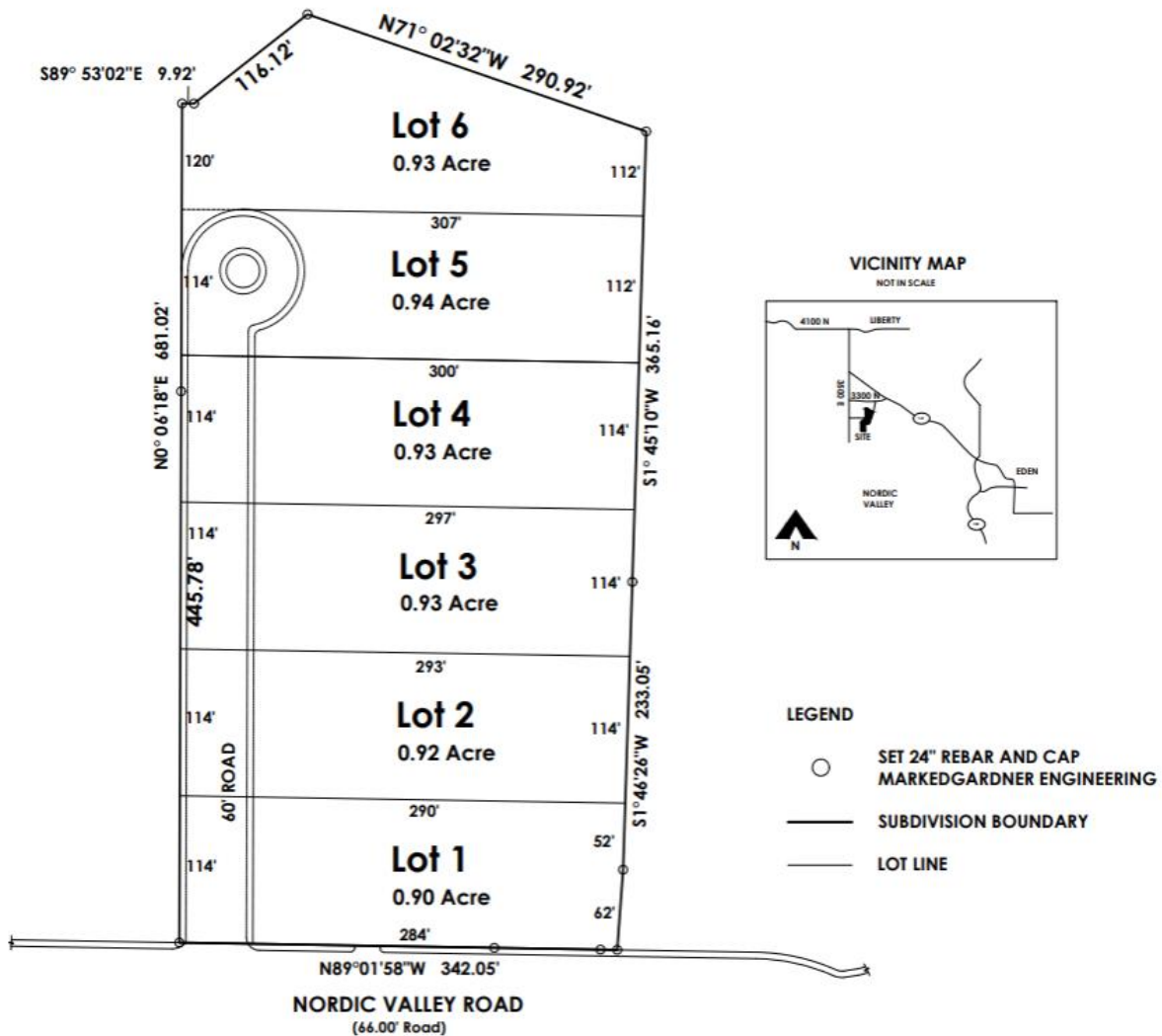
And extending to the center of Nordic Valley Drive

Exhibit B

Proposed Plat Amendment of lots 5 and 6

ASGARD HEIGHTS SUBDIVISION

PLAT AMENDMENT
OF A CONNECTIVITY INCENTIVIZED
SUBDIVISION LOCATED IN THE EAST
OF SECTION 29 TOWNSHIP 7 NORTH,
RANGE 1 EAST, SALT LAKE BASE
AND MERIDI WEBER COUNTY, UTAH
NOVEMBER 24, 2025





Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File #ZMA2025-02, a request from Dan Mabey for a public hearing, discussion, and possible recommendation regarding an application for a zoning map amendment to rezone approximately 4 acres in the Nordic Valley area from the Forest Valley (FV-3) zone to the Form Based (FB) zone. Such rezone would apply the Form-Based zone's Small Lot Residential (SLR) street type to the property.

Agenda Date: September 23, 2025

Applicant: Dan Mabey

File Number: ZMA2025-02

Frontier Project Link: <https://frontier.co.weber.ut.us/p/Project/Index/22348>

Property Information

Approximate Address: 3662 E NORDIC VALLEY RD, Unincorporated Ogden Valley

Current Zone(s): FV-3 Zone

Proposed Zone(s): FB Zone

Adjacent Land Use

North: Large lot residential **South:** Vacant; Nordic Valley's Future Master Planned Development

East: Large lot residential **West:** Large lot residential

Staff Information

Report Presenter: Charlie Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§Title 102, Chapter 5 Rezone Procedures.
§Title 104, Chapter 14 Forest Valley Zone.
§Title 104, Chapter 22 Form-Based Zone

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan and existing ordinances.

Summary and Background

This is an application for a rezone approximately four acres from the FV-3 Zone to the FB Zone. The planning commission informally reviewed this request and the associated concept plan(s) in a work session on July 16, 2025. At the time, the planning commission and staff offered the applicant feedback and recommended adjustments for the proposal.

Policy Analysis

Weber County Code has six general decision criteria for determining whether a rezone is merited. They are as follows:

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*

- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.*
- c. The extent to which the proposed amendment may adversely affect adjacent property.*
- d. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
- e. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

The following is an analysis of the proposal in the context of these criteria.

(a) Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.

The FB zone was specifically designed to implement some of the more challenging elements of the Ogden Valley General Plan – specifically: villages. When planning to apply the FB zone to an area, it is done by means of the creation of a street regulating plan. An area's street regulating plan should further advance the goals, objectives, and policies of the general plan.

The subject property is within the Nordic Valley area's adopted street regulating plan. Thus, it may be concluded that the request to rezone it to the FB zone, which would formally apply the street regulating plan to the property, is keeping with the goals, objectives, and policies of the general plan.

(b) Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property, and if not, consideration of the specific incompatibilities within the context of the general plan.

The Nordic Valley area's street regulating plan was created as means of implementing "small area plans" as prescribed by the general plan. In concert with the general plan's directives, the street regulating plan was created to help buffer the more active village centers from surrounding rural and large lot residential development.

The street regulating plan designates the subject property for small-lot residential. If approved, a small-lot residential development on the property is intended to help transition the more intense uses of the Nordic Village commercial and multifamily areas to the surrounding single-family residential areas; which not only include existing neighborhoods, but also those future single-family neighborhoods planned and prescribed for the area by the FB zone's street regulating plan.

Thus, the street regulating plan's transitions is the tool implemented by the FB zone to help limit adjoining incompatibilities.

The small-lot residential designation in the FB zone limits uses to those typical of a residential development. Commercial development is not allowed.

(c) The extent to which the proposed amendment may adversely affect adjacent property.

When considering how a rezone might adversely affect adjacent property, there are a wide array of factors at play. These include impacts on private property rights and nuisances, as well as other factors such as impacts on a landowner's desires for their neighborhood and the intrinsic values they've imbued into that neighborhood.

First and foremost, the Planning Commission should prioritize fact-based adverse impacts. Then consider the perception-based impacts.

If rezoned, the development will change the immediate area. The smaller and relatively denser development will change the visual nature of the area, traffic volumes and patterns, and noise potential. However, the uses allowed by the FB zone for the assigned small-lot residential street-type are not expected to be greater than those found in a typical residential neighborhood. When developing, the applicant will be responsible for correcting any material degradation in services that the development might create for the area. Thus, other than potential increases to noise, most of the fact-based effects will be required to be mitigated by the applicant.

From an intrinsic perspective, current neighbors who have grown accustomed to the quiet rural nature of the immediate area may find the increase in development intensity unpleasant and contrary to the current reasons they reside in the area. Even though residents in the area do not own a property right that ensures their neighbor's property will not change, they may find dissatisfaction that changes beyond their control may upend their desired future for the area. This could lead to their eventual self-determined displacement from the neighborhood.

If a new development is well planned and well designed – both cornerstones of the requirements of the FB zone – there is little historical evidence to suggest that it will erode the property values of surrounding properties. Rather, a well designed development nearby more often increases the area's property values. This is usually true regardless of the type of density in the new development. The perception that new development will lower the areas property values is often steeped in the perceiver's desire to not live near a more dense development. However, upon resale, new buyers will locate to the area having full knowledge and acceptance of the more dense development, and in turn will not share the same perception.

(d) The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, stormwater drainage systems, water supplies, wastewater, and refuse collection.

The County's currently adopted development regulations are designed to specifically require the developer to address their impact on local levels of service. As aforementioned, the applicant will be responsible for mitigating any material degradation of levels of service.

Roadways/Traffic.

The proposal is not anticipated to create significant traffic impacts. The improvements that Nordic Valley will be provided to the area's streets will provide further support for this proposal.

Police and Fire Protection

It is not anticipated that this development will generate a greater per capita demand for police and fire protection than typical single-family residential development.

Stormwater Drainage Systems

This is not usually a requirement of rezoning, and is better handled at the time specific construction drawings are submitted. This occurs during subdivision application review.

Water Supply and Wastewater

The applicant has provided a will-serve letter from Nordic Valley Special Improvement District for water and sewer services, once those services are operational.

Refuse Collection

It is expected at this time that this development will be served by the county's typical contracted garbage collection service. If different, this can be better fleshed out during subdivision review.

(e) Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.

There are no known sensitive lands or resources on the property.

(f) Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.

Addressed in the answer to (d) above.

Staff Recommendation

After reviewing the proposal within the intended context of the Ogden Valley General Plan and the Form-Based Zone, it is staff's opinion that this rezone will help advance the vision and goals of the plan. Staff is recommending approval of the rezone. This recommendation is offered with the following findings:

1. The proposal generally supports and is anticipated by the vision, goals, and objectives of the Ogden Valley General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Ogden Valley General Plan and the purpose and intent of the Form-Based Zone.

Model Motion

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is**:

I move we forward a positive recommendation to the County Commission for File #ZMA2025-02, an application for a zoning map amendment to rezone approximately 4 acres in the Nordic Valley area from the Forest Valley (FV-3) zone to the Form Based (FB) zone. Such rezone would apply the Form-Based zone's Small Lot Residential (SLR) street type to the property.

I do so with the findings provided by staff in the September 16, 2025 staff report.

Motion for positive recommendation **with changes**:

I move we forward a positive recommendation to the County Commission for File #ZMA2025-02, an application for a zoning map amendment to rezone approximately 4 acres in the Nordic Valley area from the Forest Valley (FV-3) zone to the Form Based (FB) zone. Such rezone would apply the Form-Based zone's Small Lot Residential (SLR) street type to the property, **but with the following additional edits and corrections**:

Example changes:

1. *Example: Add a requirement for roadside beautification, water wise vegetation, and street art/décor to the development agreement for the two collector streets in the development. Include decorative night sky friendly street lighting at reasonable intervals. Require the creation of a homeowner's association to operate and maintain.*
2. *Example: Amend staff's consideration item # []. It should instead read: [desired edits here].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *The proposed changes are supported by the General Plan. [Add specifics explaining how.]*
2. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
3. *The changes will enhance the general health, safety, and welfare of residents.*
4. *[Example: allowing short-term rentals runs contrary to providing affordable long-term rental opportunities]*
5. *Etc.*

Motion to recommend **denial**:

I move we forward a recommendation for **denial** to the County Commission for File #ZMA2025-02, an application for a zoning map amendment to rezone approximately 4 acres in the Nordic Valley area from the Forest Valley (FV-3) zone to the Form Based (FB) zone. Such rezone would apply the Form-Based zone's Small Lot Residential (SLR) street type to the property. **I do so with the following findings:**

Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- *[add any other desired findings here].*

Exhibits

Exhibit A: Planning Commission Memo Dated July 16, 2025.

Exhibit B: Application and Supporting Information.

RE: July 22nd Work Session Item 4, an application to rezone property near the Nordic Valley Resort base to the FB zone.

In the July 22nd Planning Commission meeting and work session item – agendized as WS4 – has been scheduled to discuss an application proposing to rezone approximately 4 acres from the FV-3 zone to the FB zone. The property, located at approximately 3662 Nordic Valley Drive, is contiguous with the existing FB zone in the area. The following figures illustrate the location, existing zoning, and the FB zone’s street regulating plan for the area. The application is attached to this memo.

Figure 1: Area of Subject Property



Figure 2: Subject Property with Aerial



Figure 3: Current Zoning

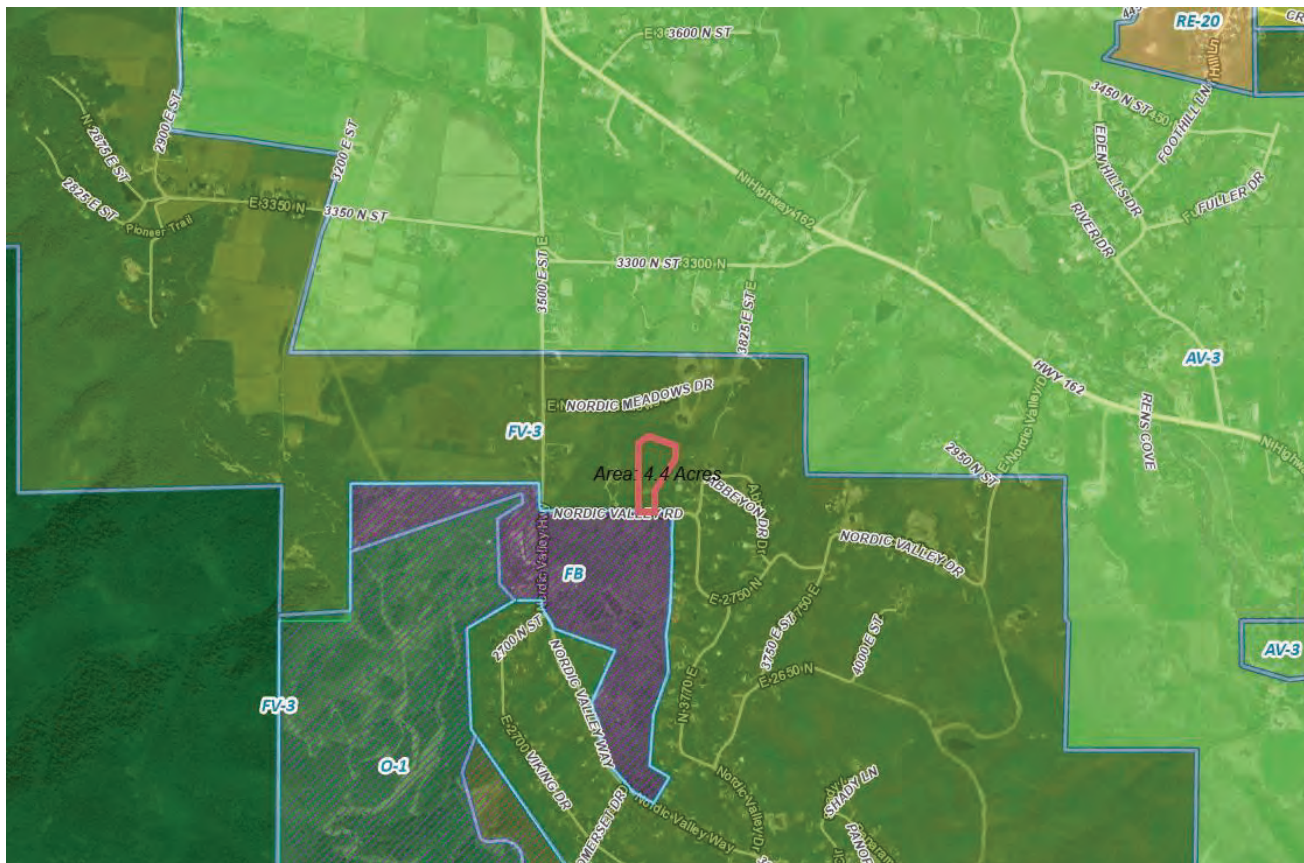


Figure 4: FB Zone's Street Regulating Plan

NORDIC VALLEY AREA
Street Regulating Plan

STREET TYPES AND AMENITIES

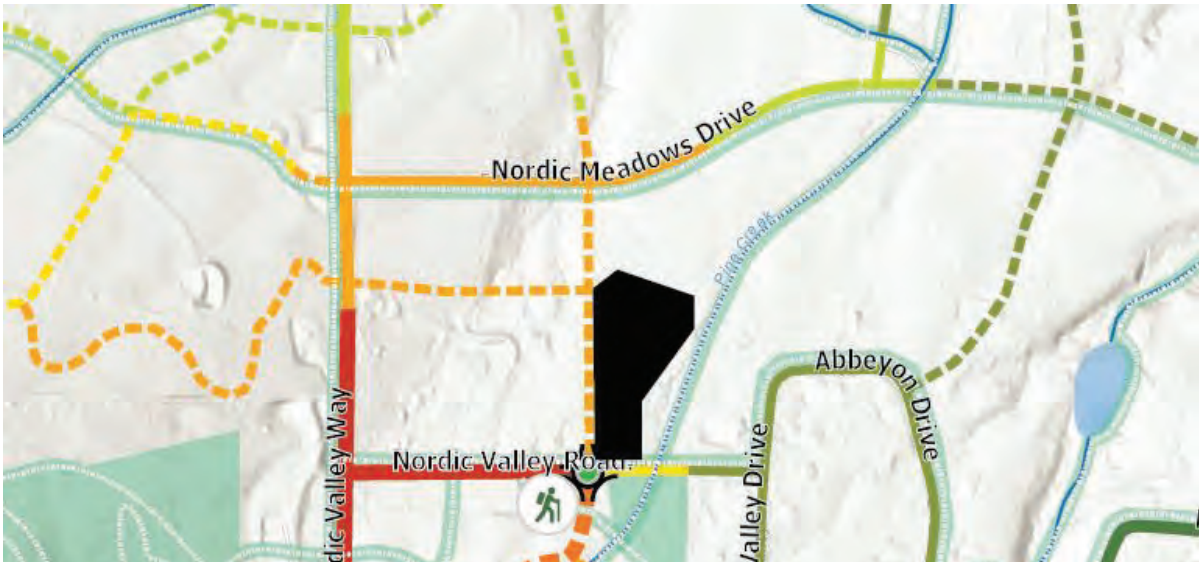
- General Open Space
TDR sending
- Estate Lot Residential (ELR)
Single family lot as small as 3 acres. TDR sending
- Rural Residential (RR)
Single family lot as small as 40,000 sq. ft. TDR sending in WWPA and receiving in OVPA
- Large Lot Residential (LLR)
Single family lot as small as 20,000 sq. ft. TDR receiving
- Medium-Large Lot Residential (MLLR)
Single family lot as small as 12,500 sq. ft. TDR receiving
- Medium Lot Residential (MLR)
Single family lot as small as 8,000 sq. ft. TDR receiving
- Small Lot Residential (SLR)
Up to four family lot as small as 3,000 sq. ft. TDR receiving
- Multi-Family Residential (MFR)
Multi-family lot, height restrictions, no lot maximum. TDR receiving
- Mixed-Use Commercial (MUC)
Commercial at street level, multifamily and other uses above and behind, height restrictions, no lot maximum. TDR receiving
- Vehicle Oriented Commercial (VOC)
Same as MUC with special considerations for yellow-oriented uses. TDR receiving
- Government/Institutional (G/I)
Same as VOC with special considerations for government and institutional uses. TDR receiving
- Limited Access Arterial or Collector Street
Access to street generally restricted to planned intersections
- Trails
Regulated trails
- Roundabout
Street roundabout

COMMUNITY FEATURES

- Long-Term Open Space
- Park
- Trailhead
- Water Body

1 MILE

Figure 4: FB Zone's Street Regulating Plan Zoomed



Zoning Request for lots 5 and 6 of the Asgard Heights Subdivision in Weber County

1 Detailed Written Narrative of the Request

Purpose of Rezoning Request

The purpose of this request is to transition the subject property from the existing F3 (3-acre minimum) zoning classification to a form-based code district, similar to and in the extension area of the Nordic Valley Form Base Village Zone adjacent to this property. This will support a more thoughtful, place-based planning approach that prioritizes community character, road and traffic flow, walkability, continuity of the Form-Based Village Zone, and a balance between open space and development.

Why Form-Based Zoning?

Unlike traditional zoning, which focuses on the separation of land uses and minimum lot sizes, form-based zoning is a forward-thinking approach adopted by Weber County that emphasizes the physical form, design, and relationships of buildings and public spaces. This approach will enable us to create a vibrant, context-sensitive development in Ogden Valley.

Justification for the Transition

- Promotes Rural Character Through Design**
The form-based code will allow for a variety of lot sizes and building types while preserving the rural character and scenic vistas that define Ogden Valley. The development will be carefully shaped to blend with the existing landscape and cultural heritage.
- Enables Compact, Walkable Neighborhoods**
Rather than requiring uniformly large lots, a form-based code allows for clustered development patterns with a focus on pedestrian-friendly streetscapes, village centers, and integrated open spaces.
- Supports the Ogden Valley General Plan Vision**
The General Plan encourages sustainable growth, compact development, and protection of natural and agricultural lands. A form-based code directly supports these goals by concentrating on development and preserving larger tracts of open land on the valley floor.
- Greater Flexibility & Predictability**
A form-based approach provides clear guidelines for building placement, massing, and design while offering flexibility in land use, allowing for a mix of residential, small-scale commercial, and civic spaces where appropriate.
- Encourages Diverse Housing Types**
The new zoning framework will allow for a mix of housing options such as single-family homes, cottages, and accessory dwelling units (ADUs), addressing the needs of various income levels and demographics.

Design Commitments

- Village-Style Development:** A community designed around a village core with integrated parks, trails, and gathering spaces.
- Open Space Preservation:** Significant areas will remain undeveloped to serve as conservation land, agricultural buffers, and recreational corridors.
- Architectural Guidelines:** All structures will adhere to high-quality design standards inspired by the valley's rural and mountain vernacular.

- **Sustainable Infrastructure:** Implementation of green infrastructure, low-impact development techniques, and water-wise landscaping.

Conclusion

Rezoning to a form-based code district will allow us to create a vibrant, walkable, and ecologically sensitive community that reflects the values and long-term vision of Ogden Valley residents. We respectfully request the County's consideration and approval of this rezoning as a key step in delivering a project that harmonizes growth with preservation.

2 - Street and Pathway Connectivity Plan

- Neighborhood street, sidewalk, and pathway connectivity plan showing how street and pathway/sidewalk connections can or will be made.



Figure 1 Nordic Development to South with Nordic Valley Drive (Black) and Proposed Connecting Road in Red

The map to the left is the northern part of the Nordic Valley plan which is adjacent to the property I am requesting for rezoning.

The map shows Nordic Valley Drive which faces the southern boundary of this property as highlighted in black. Highlighted in red is the proposed road on the western boundary of this property. Both are proposed by the Nordic Village plan to join a roundabout providing seamless traffic movement. The design below shows a possible use configuration connecting and continuing the road with a dedicated ROW for future connectivity.

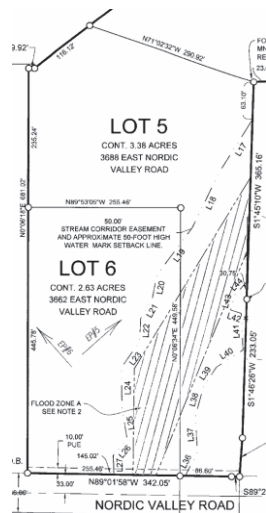
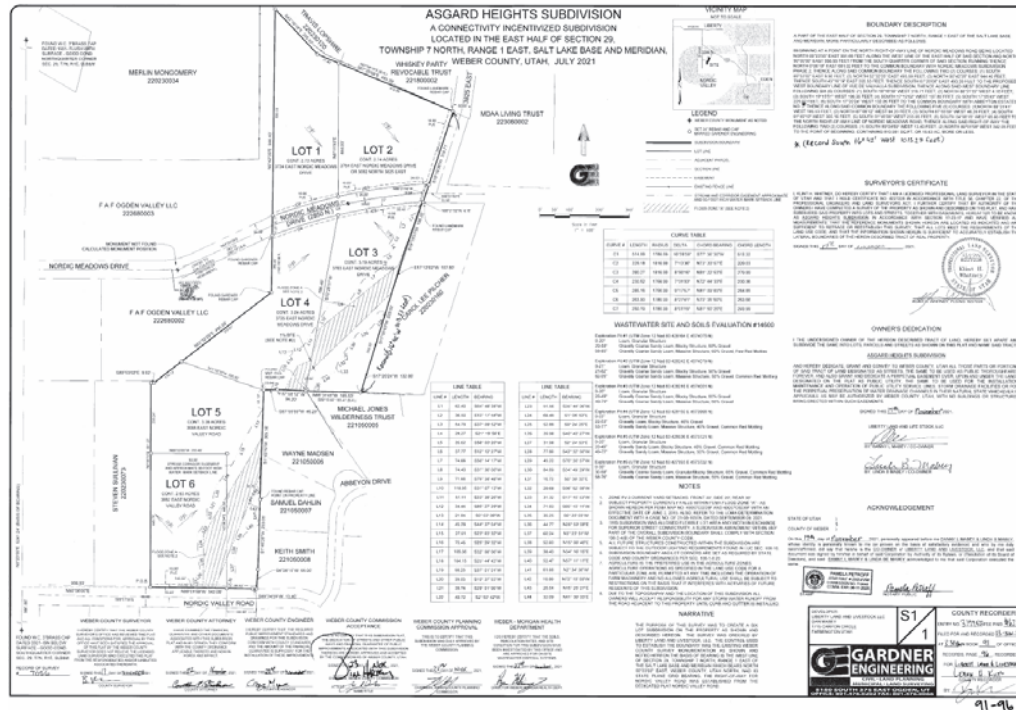


Figure 2 One 10 lot Subdivision Concept Requires Central Sewer

3 Parks and Open Space Plan

- The plan for open space and parks, along with a statement regarding the plan from the local park district.

This project is based on an existing subdivision. Depending on the rezoning designation and number of lots proposed common open space will be considered in a new subdivision plan Only lots 5 and 6 of the following are included in this request.



4 Culinary and Secondary Water, and Wastewater Plan

- a. If in a sewer or water service area or expansion area, a letter of acknowledgment of the rezone from that service provider. If not within a service area, provide a written plan explaining how these services will be provided.

Two sources of water are available for this property. Two Nordic Mountain Water connections are currently in place and the Nordic Mountain Water District has indicated that there are sufficient additional water connections available for this project.

A second option is the availability of water connections from the Nordic Valley development next door and the option to connect to their anticipated sewer treatment plant.

Water table monitoring and percolation tests have been completed and approved by the Weber County health department for the two lots 5 and 6 included in this proposal. Some additional soil pit checks may be required. The 20,000 sq ft is the minimum lot size for any of the three basic septic systems required by Weber County. In the case of individual septic system options a different plot plan configuration would be required. At 43560 sq. ft. per acre the lot number may be slightly reduced.

5 Requirements for Master planned communities, or as needed:

a. Concept Development Plans

- i. Show development areas, sensitive lands areas including floodplains and landslide hazards, open space areas, and general layout.*

The image below is one possible lot and road configuration. Other options are available.



b. Traffic Impact Analysis

Due to the fact that this is a small development with existing road access and the possibility of adding future additional connections the traffic impact would be expected to be minimal.

c. Cost Benefit Analysis

- i. The cost/benefit analysis should be compiled in a manner that will help decision makers understand that the costs of the development can be appropriately mitigated by the benefits. The analysis may address actual costs/benefits to the county budget, or cost/benefits of the development to the community generally. The best cost/benefit analyses will frame the analysis based on the goals and objectives of the applicable general plan.*

Water, power, gas, and primary roads are already in place. There should be no additional cost to the County that would not be covered by the required permit fees.

One consideration with smaller lots is the affordability proposition. With the projected growth in Utah, there is a substantial shortage of both available and affordable lots for homes. See attached recent news articles on this matter.

d. **Recreation Facilities Plan**

This proposed project is immediately adjacent to the proposed Nordic Village and existing Nordic Ski Resort. No additional on-site plans are anticipated other than the creek-side open space.

e. **Seasonal Workforce Housing Plan**

As a small development project with homeowners maintaining their own property, there would not be any seasonal workforce housing.

f. **Emergency Services Plan**

- i. With the plan, including a letter of feasibility from Weber Fire District and Weber County Sheriff's Office

Both Fire District and County Sheriff's Office have signed off on the original Asgard Heights Subdivision of which this is just a subset.

g. **Density calculation table showing proposed density calculations**

The density calculation would be 1.6 units per acre based on the following format:

The formula for calculating residential density is given by:

$$RD = \frac{U}{LA}$$

Where:

- RD is the Residential Density (units per acre),
- U is the total number of units,
- LA is the total lot area in acres.

- h. **Thematic Renderings** - demonstrating the general vision and character of the proposed development.

Following is a 3D rendering of the property. Subject to rezoning approval a detailed plot plan with lot lines and road layout may be similar to the following plot plan.

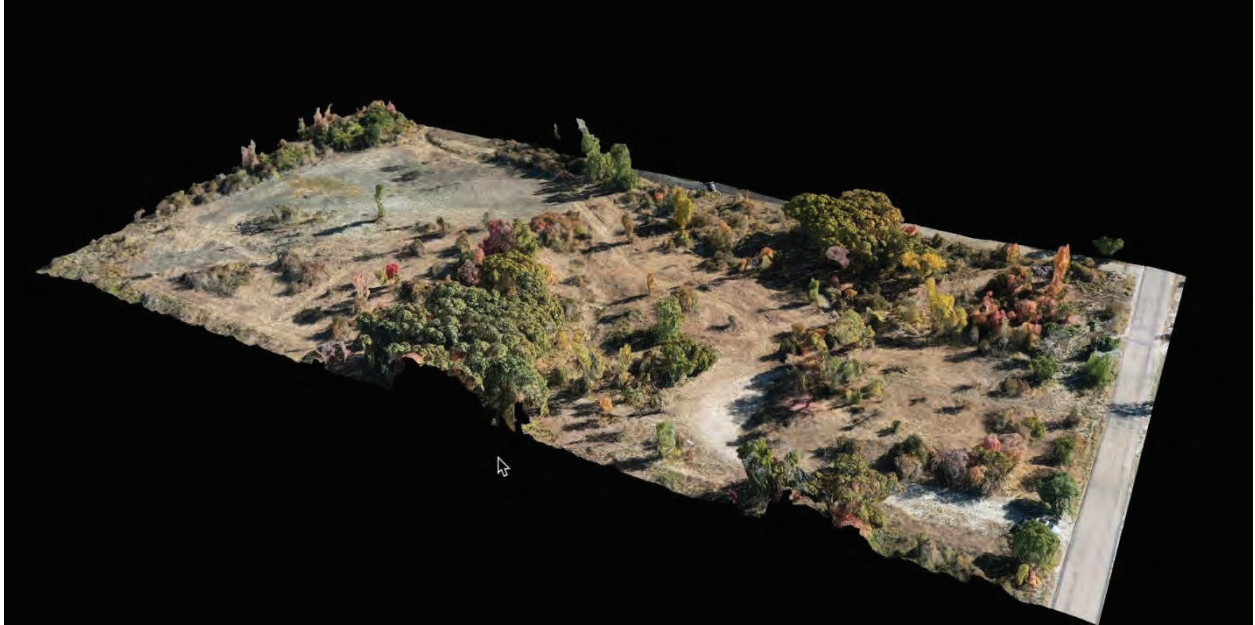
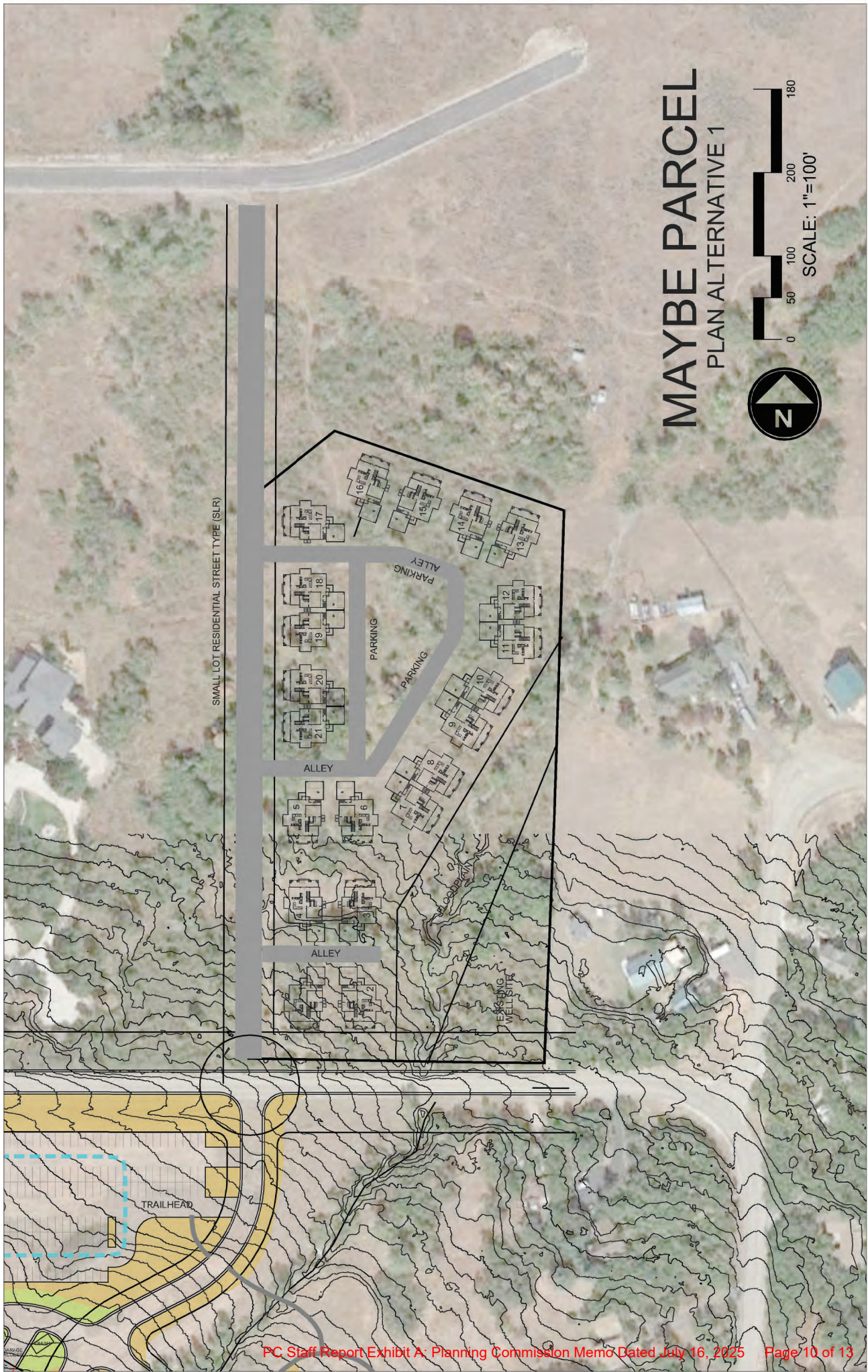


Figure 5 3 D overview of the proposed area for rezoning



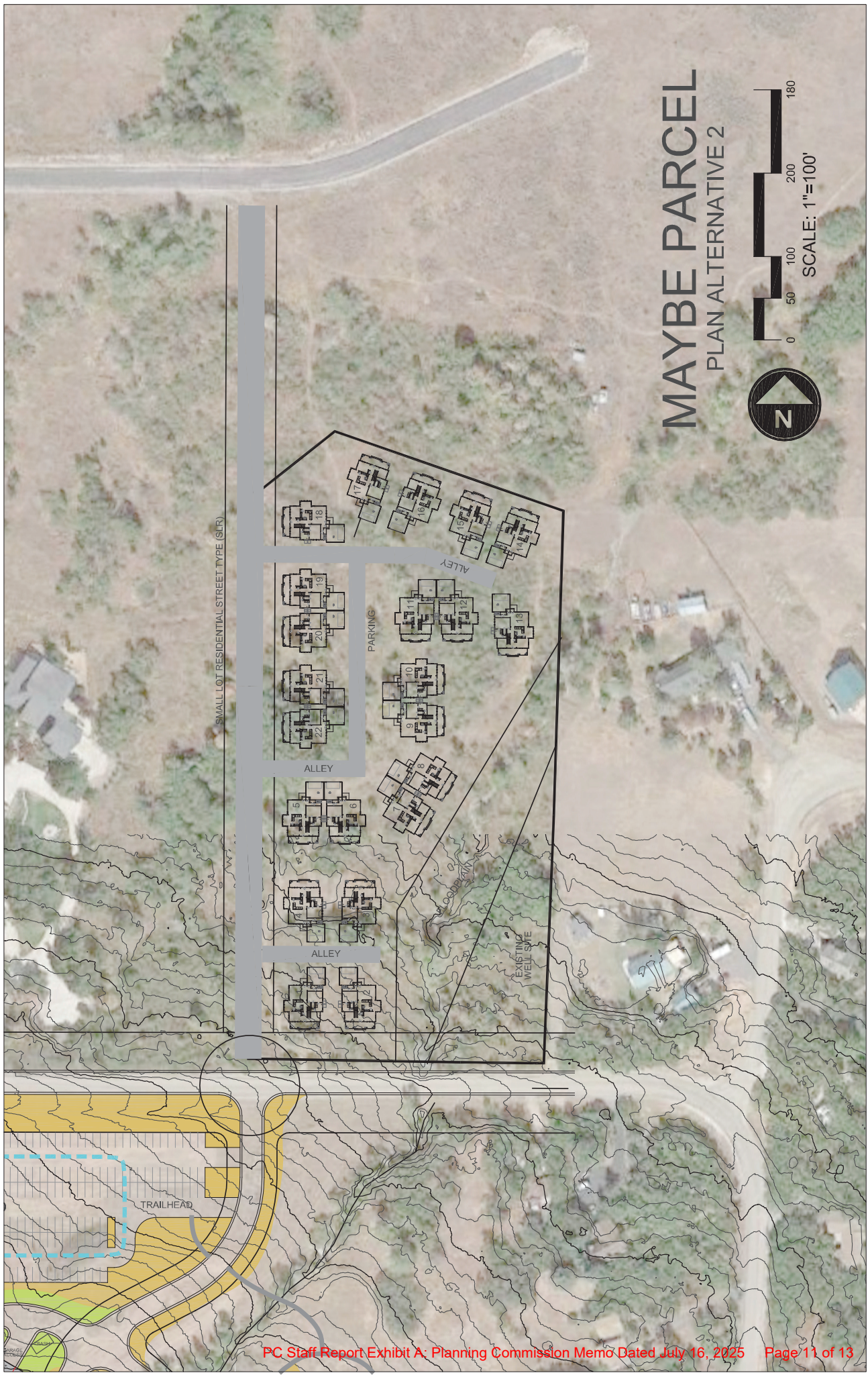
Figure 6 One possible road and lot configuration



MAYBE PARCEL

PLAN ALTERNATIVE 1



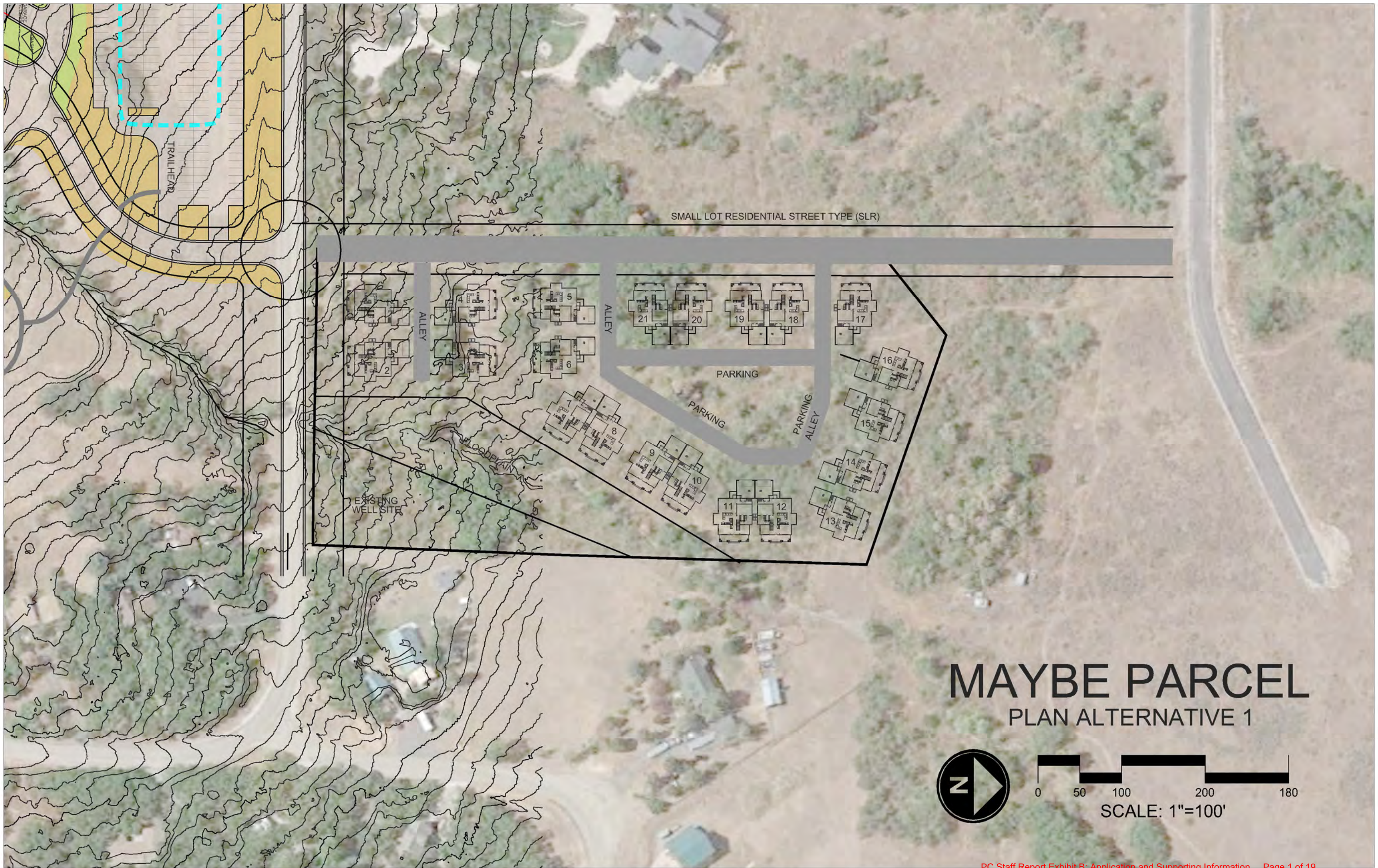


MAYBE PARCEL
PLAN ALTERNATIVE 2



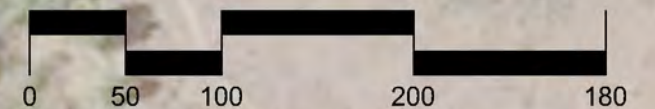




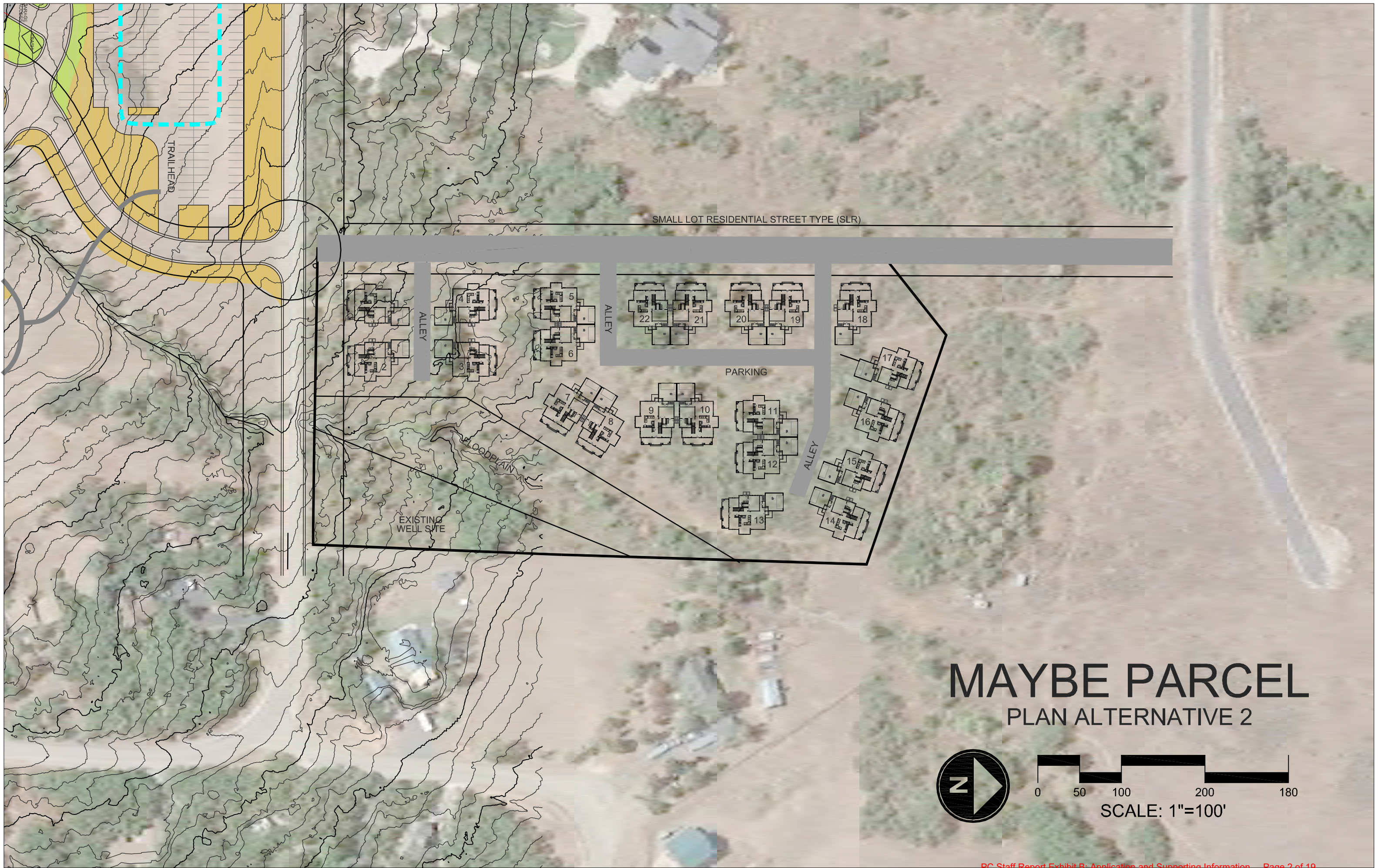


MAYBE PARCEL

PLAN ALTERNATIVE 1



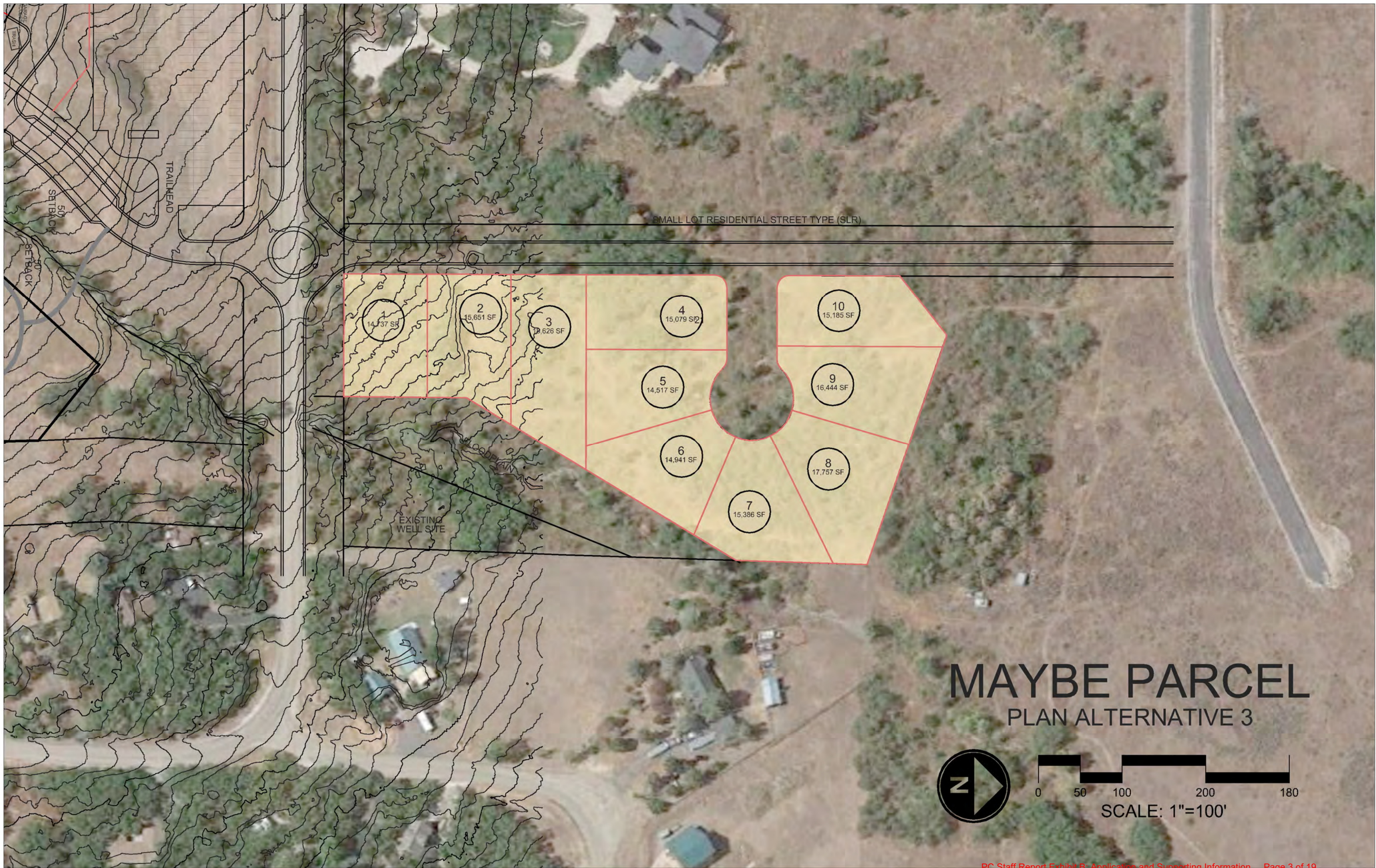
SCALE: 1"=100'



MAYBE PARCEL
PLAN ALTERNATIVE 2

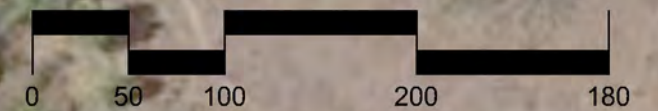


SCALE: 1"=100'



MAYBE PARCEL

PLAN ALTERNATIVE 3



SCALE: 1"=100'

Is Utah in a ‘major’ housing crisis? A new study asked Utahns just that.

A survey of about 600 Utah adults found split opinions on the severity, cause and solutions for the state’s housing crisis — but most agreed it was a crisis.



(Bethany Baker | The Salt Lake Tribune) A realtor sign is seen in front of a home in Salt Lake City on Monday, Jan. 13, 2025. A new study shows that most Utahns think the state is in a ‘major’ housing crisis.

By Megan Banta | Jan. 28, 2025, 6:00 a.m.

Comment

Utahns appear to agree with Gov. Spencer Cox’s mantra that we must build, new research found.

More than 2/3 of about 600 Utah adults surveyed at the end of last year agreed the state is in a “major” housing crisis or at least facing serious challenges.

Though Utahns surveyed by Envision Utah and Utah Workforce Housing Advocacy disagreed on what caused the crisis, they were more likely to agree the solution is building more housing.

Ari Bruening, CEO of Envision Utah, said housing is the “greatest worry about life in Utah.” The group is nearly two decades old and focuses on growth-related challenges.


“Most Utahns realize this is one problem we can build our way out of,” Bruening said, “they just want us to do it in a well-planned way that doesn’t threaten other aspects of our quality of life.”



Subscribe To *Top Stories* Newsletter

Get the latest news by subscribing to our *Top Stories* newsletter. Enter your email below to receive more stories like these right to your inbox.

☐ I'm not a robot


reCAPTCHA
[Privacy](#) · [Terms](#)

Enter your email

Subscribe

Utah will be 153,000 units short in five years

Utah faces a massive housing shortage compounded by high interest rates and a lag in construction. Projections show the state will be 153,000 housing units short of demand by 2030.

Respondents to the survey rated possible reasons from one to seven based on how much each has contributed to the crisis. The top reasons were:

- 67% cited interest rates
- 58% pointed to construction costs
- 57% blamed greed by landlords and developers
- 53% said too many people are moving to Utah
- 35% faulted the lack of housing supply

Though Utahns could not agree on what caused the housing crisis, a slight majority agreed the path out — 53% said the state needs to “build more homes and increase the overall number and availability of homes and apartments.” But another 21% disagreed with that solution, and 26% were neutral.

The survey also found people worry most about low-income individuals and families, first-time homebuyers, young families and community workers like librarians and firefighters.

And why is Utah is growing? In agreement, respondents said Utah is an attractive place to live and officials need to manage growth responsibly so additional housing doesn’t lead to more traffic, crime or overuse of public services.

A push for more housing supply

Utah Workforce Housing Advocacy, a group focused on increasing affordable housing options for middle-income workers, launched the campaign “Demand More Supply” [in December](#).

The public awareness campaign highlights the connection between housing shortages and rising costs and advocates for the state to build its way out of the crisis.

Steve Waldrip, Cox’s senior advisor for housing strategy and an executive board member with Utah Workforce Housing Advocacy, said the state has to add housing supply to make sure the American Dream is still an option for Utahns.

“That’s why our campaign is focused on raising awareness of the core problem of high home prices — not enough supply,” Waldrip said in a statement.

Cox already is championing efforts to increase the housing supply. The governor wants to add 35,000 starter houses within five years, a push aimed at making homes more affordable for young families and a workforce squeezed by the high cost of living.

“Demand More Supply” also calls for proven solutions, including zoning reforms, public-private partnerships, incentives and cutting what they call red tape.

Solutions targeted by the Legislature

Lawmakers have proposed bills that would do some of those things.

One bill would make building accessory dwelling units and modular homes easier.

Rep. Ray Ward, R-Bountiful, is proposing HB88, which would require cities in the first- and second-class counties of Davis, Salt Lake, Utah, Washington and Weber to allow accessory dwelling units, or ADUs, on lots with detached, single-family homes and modular units in residential zones.

Ward also has proposed legislation that would allow housing in commercial zones.

SB152 from Sen. Nate Blouin, D-Salt Lake, would prohibit local officials from requiring a garage on one- and two-family homes.

Construction material costs have skyrocketed in recent years, with the price for some materials growing by more than 70% between 2020 and 2024, according to the National Association of Home Builders, meaning garageless homes are less expensive to build — and buy.

Another bill, HB37, would create an optional overlay tool for cities to provide a density bonus in exchange for affordable, owner-occupied units.

That legislation, from Rep. Jim Dunnigan, R-Taylorsville, also aims to improve data collection about housing, zoning, development, and infrastructure and would require the creation of regional plans around housing by next summer.

Other bills would:

- Lower the damages a jury or court can award in an eviction case from treble damages — triple the daily rent from the expiration of the initial eviction notice until the tenant leaves the rental unit — to actual damages.
- Make changes to existing programs that let local governments use tax increment financing — or TIF, which is tax revenue beyond an established base in a given area — to fund local development and infrastructure.

revenue beyond an established base in a given area — to support development and infrastructure.

- Add language to state law clarifying [who](#) can [buy](#) a single-family home in Utah.
- Set a [required notice period](#) for rent increases.
- Make it easier for local governments to regulate and tax [short-term rentals](#).
- [Bolster the Olene Walker Housing Loan Fund](#) with state liquor revenues.



mbanta@sltrib.com

X Follow @MeganBanta_1

[Donate to the newsroom now.](#) The Salt Lake Tribune, Inc. is a 501(c)(3) public charity and contributions are tax deductible

RELATED STORIES

'We must build': Gov. Cox shares with lawmakers how Utah can tackle the housing crisis

A few massive changes Utah could see from the 2025 legislative session

Shoring up Utah's 'missing middle' could help solve one of the state's biggest problems, expert says

How quickly is your town growing? Search 30 years of housing permits in Utah.

IN CASE YOU MISSED IT



'They couldn't see it': Valerie Hamaker on her efforts to convince LDS leaders they were on the same side



From 'Galaxy Quest' to 'Thelma & Louise,' new 'Utah Film Trail' takes you where famous movies were made in the state



Trail takes you where famous movies were made in the state



'Frightening': Utah food banks scramble to meet highest-ever demand as families 'bombarded' by rising costs

THE LATEST

What BYU coach Kevin Young said about facing Wisconsin in the NCAA Tournament

Why BYU vet Dallin Hall wondered if he made a mistake coming back to the Cougars — and what changed

Mikhail Sergachev was shocked when the Lightning traded him. But he's found a home in Utah.

Should boys talk about their feelings more? There's a partisan divide.

This BYU basketball player plans to return to Provo next season



CONNECT

SUBSCRIPTIONS

ABOUT US

MORE

subscribe at sltrib.com/support or login if you already have a subscription.

Comments and moderation:

While disagreements among users are to be expected, the following are not allowed:

- Personal attacks on other users or employees of The Salt Lake Tribune
- Obscenities, vulgarities and profanity
- Hate speech, including racism, sexism, homophobia, transphobia and/or religious bigotry.
- Blatant "trolling" or multiple accounts
- Misinformation

Please email feedback and any questions to comments@sltrib.com.

Comments are closed on this story.

All Comments 30

Newest

Letter of support from the Nordic Development Group



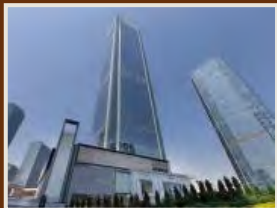
Development Team

The Project Team has a successful track record of more than 50 projects completed across 15 countries. The partners have decades of experience turning visions of resorts and residences into reality and providing leadership for hotel management companies and luxury travel agencies.

Spanish Valley Advisors principal and team lead, Dr. James Mabey, is a local who grew up in the area and returns to lead this project after two decades running hotel management companies and building luxury resorts abroad. Dr. Mabey leverages his family's long-standing formal (and informal) relationships with the local community and leaders to help the project progress expeditiously.

Founding team member, David Mendal is the founder and Chairman of Forest Travel, Ultimate Jet Vacations, and Prive Jets (among other affiliate companies). He has 35 years in hotel distribution and decades of experience serving on advisory boards of the world's best known luxury hotel companies.

The Woo Family (Red Rock Partners) are local experts that have a significant track record of success in hospitality development in Utah and Colorado having developed and operated leisure destination projects in Telluride and Moab Utah including Hoodoo Moab (Hilton Curio Collection), Hyatt Place, Canyonlands Best Western, Archway Inn as well as multiple restaurants, office buildings, and aviation business Redtail Air which operates air tours and the FBO of Moab's Canyonlands Regional Airport (CNY).



Dan Mabey

Dan L. Mabey is a seasoned business leader with a proven track record in strategic growth, team building, and international business development. With over 40 years of experience across various sectors, including transportation, mining, land use, medical, government, and IT, Mr. Mabey possesses a unique blend of skills encompassing executive operations management, AI systems development, team building, land use development, and global business expansion.

He started his career in government as Planning and Zoning Director where he became expert in navigating local communities and permitting processes. He further developed those skills through decades of government leadership in business development as Director of the State of Utah International Business Development Office. During his tenure, he significantly increased Utah's export revenue and assisted numerous companies in expanding their operations globally.

His leadership has been instrumental in the success of multiple companies, including Big Horn Oil and Gas and 1-2-1View. He has successfully launched new ventures, developed subdivisions, secured funding for oil and gas exploration projects, and authored books and patents in areas like video technology and AI.

Beyond his professional accomplishments, Mr. Mabey is an active community leader. He has served on various boards, including the Board of Directors of Goldrim Group LLC and Bighorn Oil and Gas. He has also held leadership positions in organizations like the Utah World Trade Association and the U.S. Utah Department of Commerce Advisory Board.

Mr. Mabey's dedication to his work and his commitment to fostering growth and innovation have earned him numerous accolades, including the Utah Export Hall of Fame induction and the "Utah International Person of the Year" recognition. His extensive experience, coupled with his strategic mindset and leadership skills, make him a valuable asset on development teams.

Leadership, Permitting & Local Community Outreach

- ❖ Expert in navigating local communities and permitting processes as former County Director of Planning and Zoning and Director of the State of Utah International Business Development Office
- ❖ 40 years of experience across various sectors, including transportation, mining, land use, medical, government, and IT
- ❖ Hospitably and development experience including completed local projects and consulting on luxury hospitality projects in the region

James Mabey

Dr. James Mabey is a project principal. He is a Utah native, returning home to lead this project after 20 years in various executive positions with international hotel companies, where he was responsible for the development of over 100 hotels, in more than a dozen countries. While overseeing various development teams, he reviewed, on average 750 potential projects each year.

Dr. Mabey was Managing Director Middle East and Asia at Standard International, where he was responsible for all the Standard International's business in the two regions. He is a Non-executive Director on the Board of Selong Selo. Dr. Mabey serves as chairman of YPO's South East Asia Angels chapter and is Professor of Hotel Strategy and Development at Hong Kong Polytechnic University's School of Hotel and Tourism Management. Throughout his 20-year career, he has led teams based in Beijing, Bangkok, Shanghai, Hong Kong, Dubai and Singapore. His ability to build sustained relationships within the hospitality and real estate industry, has led him to successfully spearhead projects in 13 countries.

Dr. Mabey holds degrees from the United States, Thailand, Dubai, and China including an MBA,, Law Degree, and a Doctorate Degree in Hospitality and Tourism Management from Hong Kong Polytechnic University. He speaks Mandarin, Thai, Laotian and Spanish. Prior to joining Standard International, Dr. Mabey held key positions as, Chief Operating Officer Antaeus Group (Hospitality and Real Estate), Interim Chief Development Officer and Senior Vice President of Development – Asia Pacific, for Jumeirah Group, Senior Director of Development for Wharf Hotels, and Director of Development for Jumeirah Private Island, Phuket, as well as China Operations.

Dr. Mabey is a frequent speaker at industry and academic conferences, and guest lecturer at universities throughout Asia Pacific. Dr. Mabey is also an Non-executive Director on the Board of the Iswara Dewata Group. He is the Vice-Chairman of the Industry Advisory Committee of Hong Kong Polytechnic University's School of Hotel and Tourism Management and Advisory Board Member of the Hospitality and Tourism Research Center, as well as the Director of Industry Services of ApacCHRIE. He was the recipient of the Pacific Asia Travel Association (PATA) Face of the Future 2013 award. In 2018, at the ALIS Wall Street Journal roundtable, he was named by Hotels Magazine one of the top 20 global hotel executives under 40.

Global Hotel Development, Branding, & Strategy

- ❖ Executive in charge of development of more than 100 hotels in 18 countries, leading development and management teams at Jumeirah, Wharf, Marco Polo, Standard Hotels and Antaeus.
- ❖ Sponsored resort development in Thailand, Indonesia and the United States
- ❖ Professor of Hotel Development and Strategy at Hong Kong Polytechnic University with Doctorate and MBA in Hotel Management

The Woo Family

The Woo Family are seasoned financial experts and hotel and real estate developers. The family was responsible for early groundbreaking luxury hotel developments in China, including Beijing's Palace Hotel with Peninsula Group and the Jing Guang Center with New World (now Rosewood) in the late 1980's.

After graduating from Columbia in 1990, Lulu Woo fell in love with the American West and began developing projects around the most famous National Parks. She built on her family experiences in Asia developing iconic hotels, and leveraged her experience and her husband's skills in finance gained while building a \$1b hedge fund in Hong Kong.

In Moab, Lulu founded Red Rock Partners, which have been active in the Telluride and the Moab area for more than 30 years. The Family pursues a vertical integration strategy seeking to develop airlift capability, hotel and resort accommodation, tour operations, and restaurant business.

The Family has successfully developed and operated the areas top hotels, tourism operations and restaurants. She understand the local politics, labor force, and construction. The Family built Hoodoo Moab (Hilton Curio Collection), Hyatt Place, Canyonlands Best Western, Archway Inn as well as multiple restaurants, office buildings, and aviation business Redtail Air which operates air tours and the FBO of Moab's Canyonlands Regional Airport (CNY) as well as the Carbon County - Price Regional Airport.

Her recently completed global projects include the Genji hotel in Kyoto, Japan, and Kernow Charters Towers in Australia.

Global Hotel Development, Decades of Local Experience

- ❖ Established track record of delivering on global luxury hotel projects (China, Australia, Japan, and USA)
- ❖ A 30 year history of hotel development in the USA
- ❖ Developed an integrated business eco system in Utah and Colorado including airports, hotel and resort accommodation, tour operations, and restaurant business.

David Mendal

Born in Bogota, Colombia, David was raised between New York and his native Bogota in Colombia. After completing high school in Bogota, he moved to Connecticut for two years, and then lived in Boston two years after that. When David was 22, he made a permanent move to Miami, where he currently resides. He is happily married and is the father of three beautiful girls.

David completed high school at the English institute in Bogota, Colombia and earned an Associate of Arts degree from Mitchell College in New London, Connecticut and a Bachelor of Science degree in Business Administration from Bentley College in Waltham, Massachusetts.

David's involvement in the tourism and airline industries began at the early age of 9, when he worked at Avianca Airlines' reservation center in Bogota. At 16, while a student at Cushing Academy, David worked in a travel agency and serviced the worldwide travel plans of Cushing's international student body. It was during this time that David learned to book and ticket global travel. Two years later, at age 20, he became the manager of the agency. In this capacity, he handled both groups and individual reservations. Merely a year later, at age 21, David became one of the youngest owners of a travel agency in the United States.

In addition to Forest Travel Agency, David has grown the company to include sister companies and subsidiaries. They include Ultimate Jet Vacations, Luxury Hotel Experts, Fly Executive, Luxury Cruise Connections Forest Direct and Prive Jets and has also had key participation in the Morrisville – Stowe Airport and Stowe Aviation's airport expansion project. He holds an FAA certified Commercial Pilot Rating and is an avid private pilot.

Luxury Travel, Hotel Development & Distribution

- ❖ Founded Forest Travel, the official travel agency for Virgin Galactic
- ❖ Also Founded Ultimate Jet Vacations, Luxury Hotel Experts, Fly Executive, Luxury Cruise Connections, Forest Direct and Prive Jets (6,500 private aircraft)
- ❖ Sponsor of Hyatt Place Orlando Florida and Orlando International Airport FBO

Select Projects Delivered



Projects Developed, Sponsored/Funded, or Managed Development

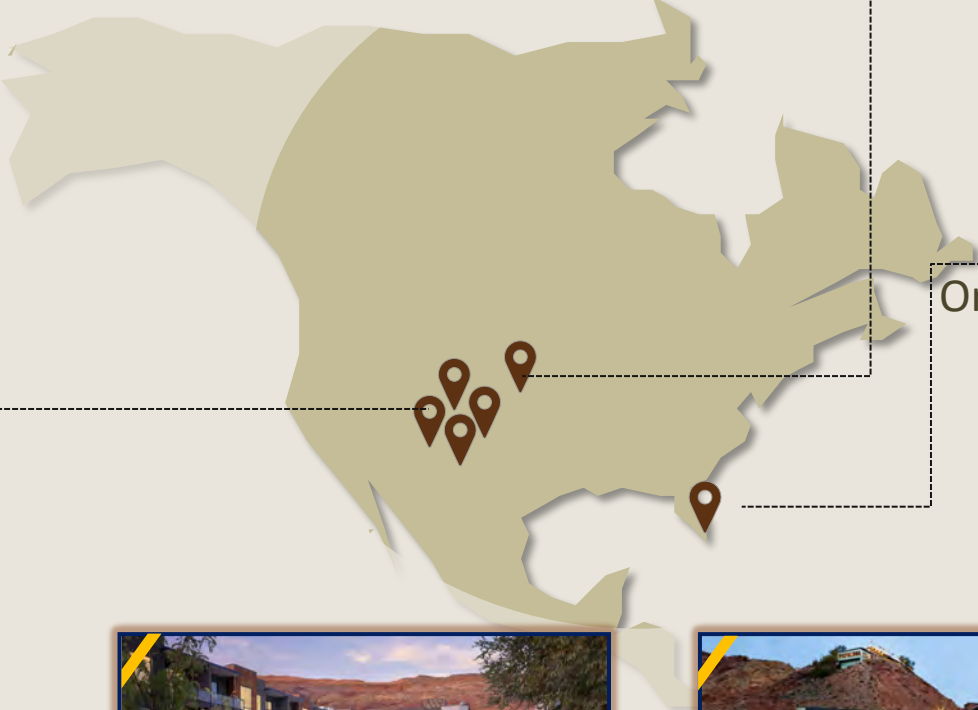
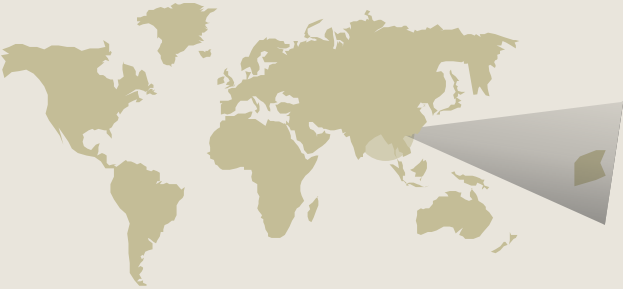
East Asia



Southeast Asia



United States



Telluride, Colorado



Hotel Telluride
Opened 2011
59 Keys

Orlando, Florida



Hyatt Place
Opening 2022
140 Keys

Moab, Utah



Moab Archway Inn
Opened 1996
97 Keys



Hoodoo Moab Curio Hilton
Opened 2019
117 Keys



Hyatt Place Moab
Opened 2018
126 Keys



Best Western Plus Canyon Lands
Opened 2017
80 Keys