

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Weber County Planning Commission will hold a public hearing on **April 14, 2026**. The meeting will begin at **5:00 PM** and will be held in the **County Commission Chambers, 1st Floor, Weber Center, 2380 Washington Blvd., Ogden, Utah**. The hearing is to receive public comment on a proposal to amend the Weber County Code. The amendments pertain to the reorganization and recodification of the Weber County Land Use Code as it pertains to unincorporated areas of Weber County. More specifically, the purpose of the proposed amendments are:

Repealing zones and other development standards no longer applicable or useful as a result of the incorporation of the Ogden Valley City, including: the Agricultural Valley (AV-3) zone (Title 104 Chapter 2), the Residential Mobile/Manufactured Home Park zone (Title 104 Chapter 18), the Residential Manufactured Home zone (Title 104 Chapter 19), the Manufacturing Valley (MV-1) zone (part of Title 104 Chapter 21), the Ogden Valley Sensitive Lands Overlay Zone (Title 104 Chapter 28), the Cluster Subdivision ordinance (Title 108 Chapter 3), the Ogden Valley Pathways ordinance (Title 108 Chapter 17), the Western Weber Signs ordinance (Title 110 Chapter 1), transferable development right provisions in the Form-Based zone (Title 104 Chapter 22), outdated references to planned residential unit developments, references to special “planning areas,” “planning advisory areas,” “planning area planning commissions,” and a variety of antiquated and unused definitions, processes, and standards within the Land Use Code.

Amending and clarifying provisions, repurposing, simplifying or otherwise amending certain zones, certain development standards and certain processes to better tailor Weber County land use ordinances for optimal efficiency and effectiveness of governance of land use and development in the remaining (non-Ogden Valley City) unincorporated areas, including: amending rules governing interpretation of zoning maps (Title 104 Chapter 1), standardizing the formatting of the Residential Estates zones (Title 104 Chapter 3), renaming Forest Residential zone (Title 104 Chapter 8) and Forest Valley zone (Title 104 Chapter 14) to Forest (F-1 and F-3) respectively and consolidating with other Forest zones (Title 104 Chapter 9), repurposing and simplifying the Shoreline (S-1) zone (Title 104 Chapter 10), renaming the Commercial Valley Recreation zone (Title 104 Chapter 11) to the Commercial Recreation (CR) zone and consolidating with other commercial zones (Title 104 Chapter 20), simplifying the Destination Recreation Resort zone’s (Title 104 Chapter 29) transferable development right provisions and inserting potential unincorporated county-wide benefits, simplifying design review procedures (Title 108 Chapter 1) and integrating them to better compliment the Architecture, Landscaping, and Screening standards (Title 108 Chapter 2), and making them applicable in all manufacturing zones, clarifying and streamlining the Drinking Water Source Protection ordinance (Title 108 Chapter 18), reformatting and standardizing the Forest Campground ordinance (Title 108 Chapter 20), repurposing and updating the Ogden Valley Signs ordinance (Title 110 Chapter 2) for ease of application in all unincorporated areas, and amending the Form-Based zone (Title 104 Chapter 22) to add density thresholds, infuse flexibility into the site development standards, replace coverage regulations with floor/area ratio regulations, adding and refining architectural standards, and amending the street regulating plan to reflect recent rezones and developments in the area.

A more comprehensive explanation of changes and the actual proposed amendments can be reviewed here: <https://frontier.co.weber.ut.us/p/Project/Index/26735>.

Please call 801-399-8731 ahead of the meeting to confirm participation details. Any other questions about the proposal(s) may be directed to Charlie Ewert at [cewert@webercountyutah.gov](mailto:cewert@webercountyutah.gov) or 801-399-8763.