



GENERAL PLAN WESTERN WEBER



ADOPTED:

August 16, 2022; Resolution No. 39-2022

AMENDED:

June 13, 2023; Resolution No. 28-2023

This plan exists due to the tireless efforts and input from many. It is the outcome of the hard work and devotion of the people who reside in and care about the communities within Western Weber Planning Area.

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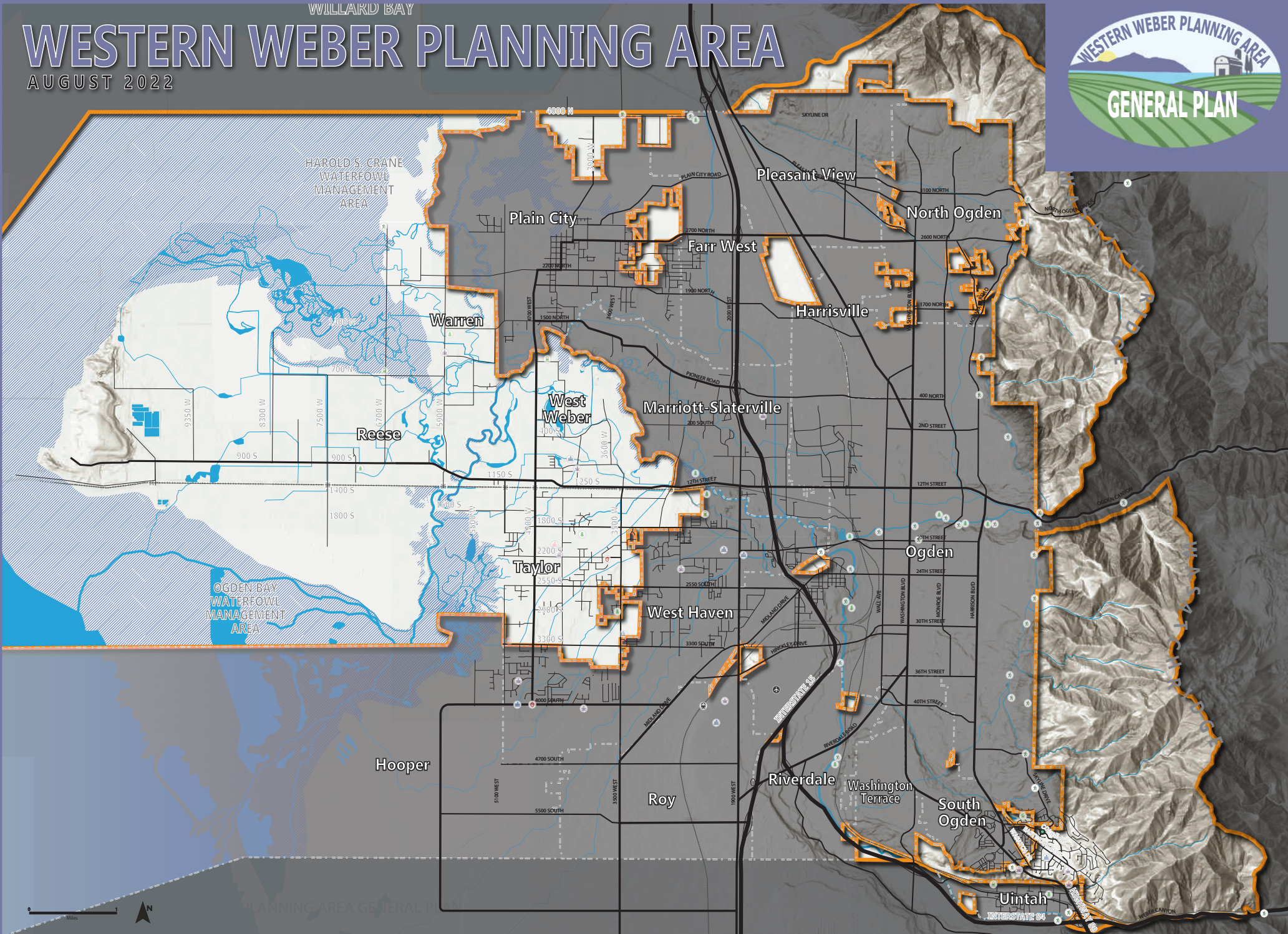
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WESTERN WEBER PLANNING AREA

AUGUST 2022





CHAPTER 1 INTRODUCTION

Background & Planning History

The Western Weber Planning Area is all of the unincorporated areas west of the ridge of the Wasatch Mountains, excluding Ogden Canyon (*See Map 1*). The Western Weber Planning Commission is the planning commission that serves the area.

The Western Weber Planning Area is primarily populated in two general sub-areas. The Uintah Highlands is an unincorporated area that is south of Ogden City incorporated limits and east of South Ogden City incorporated limits. The unincorporated area west of the urbanized Wasatch Front, identified throughout this document as West Central Weber, has the greatest contiguous unincorporated acreage and is predominantly rural at this time. The remaining unincorporated area west of the Wasatch ridge are unincorporated islands and are scattered throughout the incorporated areas.

Utah State Code requires the preparation and adoption of a general plan. Further, it requires the plan to be prepared by the Planning Commission, then forwarded to the County Commission for review and adoption. A general plan is not intended to be regulatory, and is not a land use law like zoning or development codes. Instead, the plan is an advisory document intended to help county leadership in their decision making responsibilities. The plan helps guide the creation of ordinances and programs that should be implemented to guide population growth toward a common set of goals; and, because changes over time are often affected by the little incremental decisions, the plan also offers a lens through which these decisions should be viewed.

WEST CENTRAL WEBER

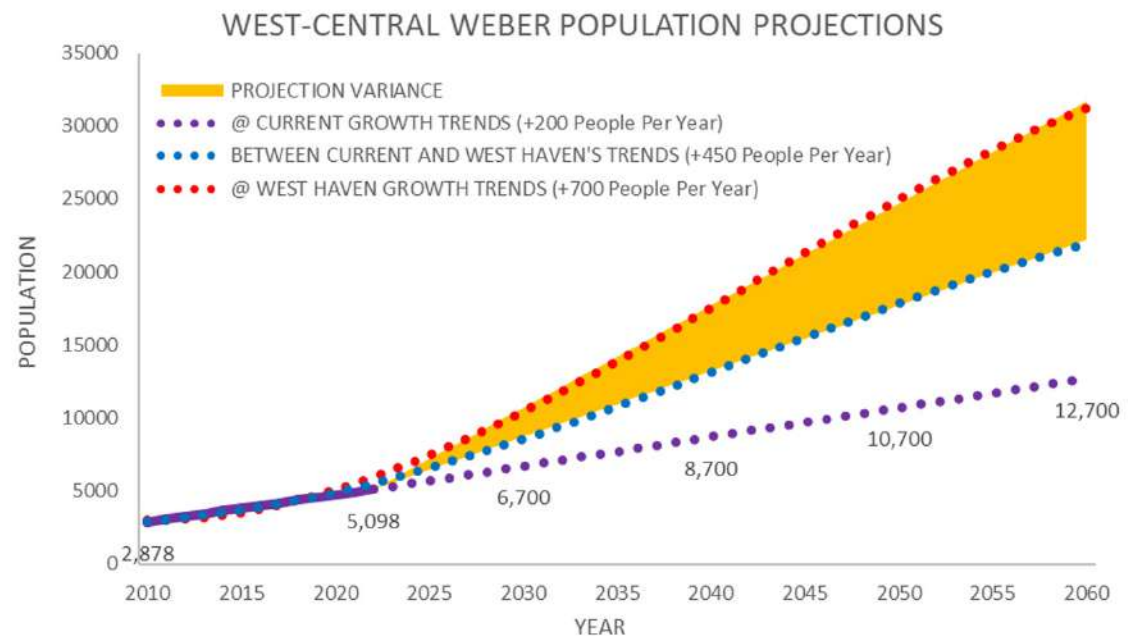
The 2003 West Central Weber County General Plan struggled to bridge the gap between protecting property rights and preserving the rural community. On its face, those two things seem counterintuitive. The 2003 Plan could not find a final mutually beneficial solution, so rather than tackling these challenging issues head-on, it deferred a number of planning issues to a later date. It stated that when 580 building permits have been issued in the planning area, there is automatically triggered an update of the West Central Weber County General Plan. Even though 580 building permits have not yet been issued, more than that number of new residential lots have been entitled.

“On one end of the spectrum land owners are seeking higher density for greater development opportunity. On the other end, many existing residents desire a continuation of 1 unit per acre, 1 unit per 2 acre, and 1 unit per 3 acre densities to maintain animal rights, and to keep separation between housing units.”

2003 GENERAL PLAN

In 2017, Weber County adopted a County Resource Management Plan. The year prior, the State adopted new general plan requirements applicable to counties that included a county resource management plan. This was done to stimulate the creation of local-level policy considerations for the management of public resources in order to better cooperate and coordinate with the state and federal government during resource planning.

Figure 1 - West Central Weber Population Projections



WEST-CENTRAL WEBER

AUGUST 2022



HAROLD S. CRANE
WATERFOWL
MANAGEMENT
AREA

OGDEN BAY
WATERFOWL
MANAGEMENT
AREA

Plain City

Farr West

Warren

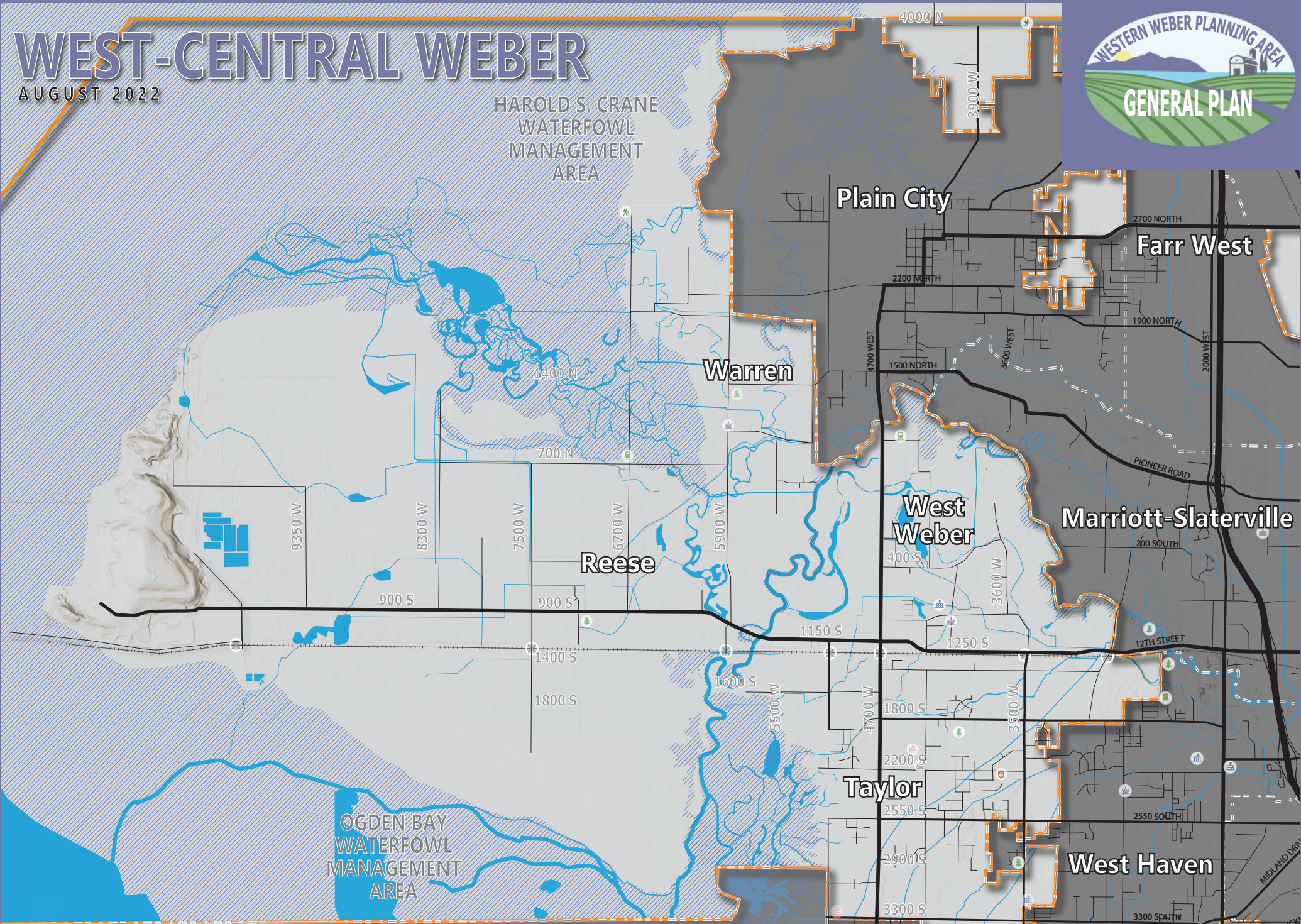
Reese

West
Weber

Marriott-Slaterville

Taylor

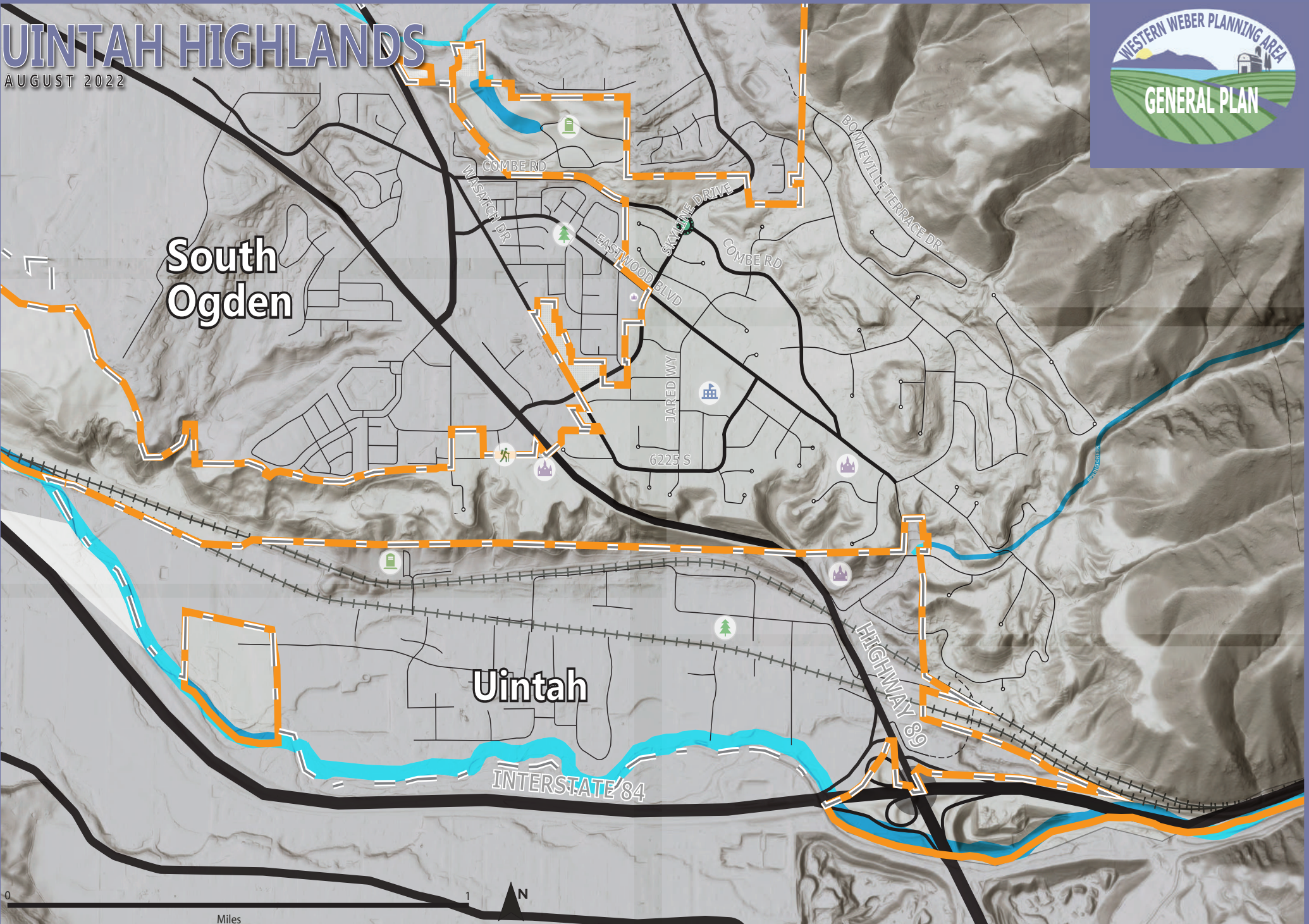
West Haven





UINTAH HIGHLANDS

AUGUST 2022



South Ogden

Uintah

INTERSTATE 84

HIGHWAY 89

Miles

N

UINTAH HIGHLANDS

The plan applicable to the Uintah Highlands prior to the adoption of this plan was titled the Comprehensive Land Use Master Plan – Southeast Planning Area, adopted in 1971. This plan encompassed not only the Uintah Highlands, but also parts of South Ogden and Uintah City. This plan contemplated lot sizes that are quite a bit smaller than the 15,000 square foot and 20,000 square foot lots that exist today. However, several rezone proposals over the last few years have demonstrated that there is not a strong desire for smaller lot sizes in the area, and that final remaining undeveloped parcels should follow existing development patterns and not those recommended by the 1971 plan.

COUNTY UNINCORPORATED ISLANDS

The unincorporated islands that are scattered throughout incorporated areas have largely not been subject to comprehensive planning. The assumption for these areas is that they will eventually become part of an adjacent city as development occurs. Planning for these areas

should take place in connection with adjacent municipalities to ensure compatibility in harmony of land uses and transportation goals.

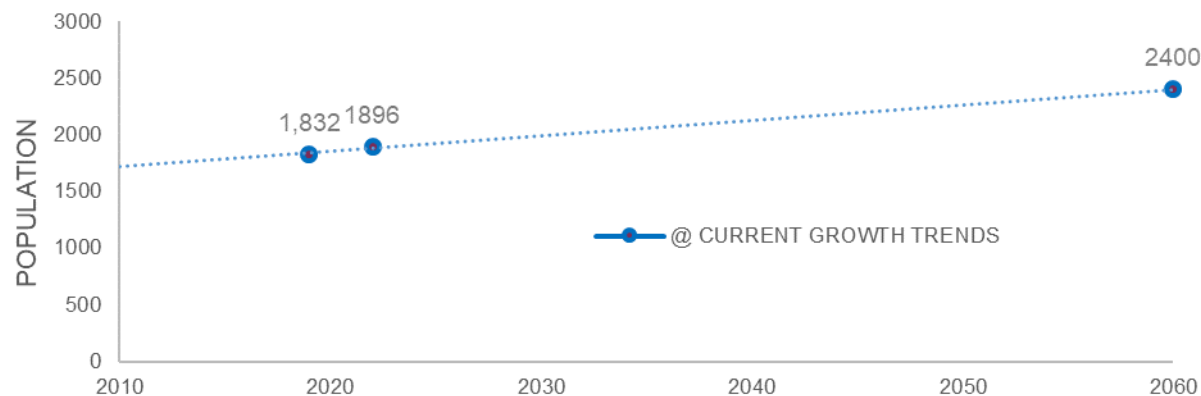
OTHER PLANNING

In 2010 the County adopted the Weber County Housing Assessment and Plan (2012-2014). This plan was a collaborative effort between various jurisdictions in Weber County, including West Central Weber. It was intended to provide the moderate income housing plan mandated in State Code.¹

Also in 2010, the Weber County Cooperative Pathways Master Plan was created, in collaboration with other various jurisdictions in Weber County. This plan was never formally adopted by Weber County, but it was endorsed by the Weber Area Council of Governments.

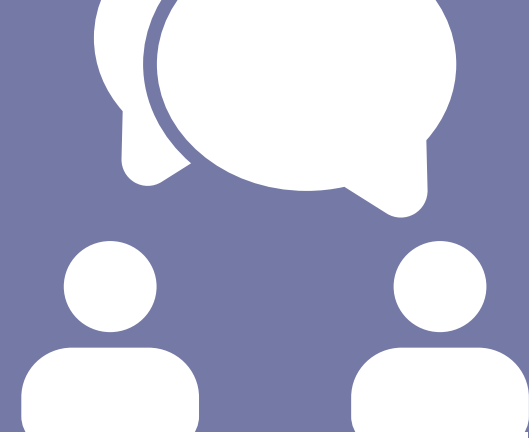
¹ Utah Code Annotated § 10-9a-403 (The Office of Legislative Research and General Counsel).

Figure 3 - Uintah Highlands Population Projections



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The Role of Public Engagement



WESTERN WEBER FUTURES

In 2018, the Weber County Planning Division began holding public outreach meetings to gauge the public's desire for a revamp of the West-Central Weber general plan. This consisted of four public meetings that occurred over the span of about half a year. The Planning Division's intended outcomes of these meetings was twofold: to understand the variety of interests, both shared and competing, and to educate the public about the planning process, property rights, and development regulations.

Understanding the community's interests, especially competing interests, is an important step in the planning process. Gauging interests helps planners and facilitators understand the playing field and weigh all appropriate alternatives. Most importantly, it helps flesh out shared interests upon which ideas are generated – ideas that may result in consensus on a community plan.

While it may not be possible to get everyone to agree on everything, planning tends to be an iterative process of incrementally building consensus toward a community's desired future. Most of the 2018 findings assembled by staff, all based on public input given at the time, can be found in some form throughout this plan.

Shortly after the 2018 outreach, a petition for incorporation of the entire West Central area was filed with the Lieutenant Governor's Office. At that time, the County tabled the idea of creating a new general plan until it was clear whether any of it would remain unincorporated. Incorporation failed at ballot in late 2020, after which the County Commission directed the Planning Division to begin this planning process.

1

INITIATING PLAN CREATION

WEST CENTRAL TOWN HALL

The County hired Landmark Design in 2021 to provide technical assistance in developing the plan and engaging the public. To kick the project off, planning staff held a town hall meeting to meet with the public both in-person and over Zoom video conferencing. The intention of this meeting was to educate the community about growth. One generally held misconception was the notion that the County has unlimited authority to stop growth from occurring. Through this town hall meeting, planning staff help those in attendance understand the County's limitations. In that meeting, it was discussed how status quo growth would look, what it would cost, and social and community impacts of very low density sprawling growth was emphasized. In this meeting the general plan website was unveiled. After soliciting input, the County received 244 comments from the public. Attendees were also encourage to use the website to provide additional feedback throughout the planning process, and to share the website link with their friends and neighbors in the community.

2

PUBLIC OPEN HOUSE #1: SCENARIOS

Building on the concepts derived from the 2018 public process, Planning Staff and County consultants began designing a future land use map, a future streets maps, and parks and recreation maps. Staff then organized a public open house to once again engage the public in an open discussion about various future community scenarios. Large maps were produced, and participants were encourage to provide their input and desires by drawing directly on the maps. The same type of meeting was later held for the Uintah Highlands.

After the scenarios meeting, Planning Staff and County consultants revised the maps to address the comments provided in these meetings and from the website.



Image 4 - 2021 Town Hall

3

PUBLIC OPEN HOUSE #2: PREFERRED ALTERNATIVE

The maps were then revised and were once again presented to the public in a community open house. Community members were again encouraged to write or draw comments directly on the maps. After receiving additional comments submitted to the website, planning staff and county consultants made requested adjustments to the maps, and published them for final public review.

When published for final public review, plan writing began. Planning Staff and County consultants collected all comments received to that date and started forming the chapters herein. As plan chapters neared completion, planning staff presented each and their corresponding maps to the Western Weber Planning Commission.



4

WESTERN WEBER PLANNING COMMISSION REVIEW WORK SESSIONS

The Western Weber Planning Commission held a series of work sessions that were open to the public and broadcasted over Zoom video conferencing. The meetings and meeting contents were posted on the project website, on the Utah Public Notice Webpage, and on the County's Planning Division webpage. A few members of the public with a large local social media presence posted notice of the meetings on social media platforms. Despite these efforts, the work sessions were not well attended by the public, except for by a few devoted members of the community, as well as those interest in the area's development prospects.

Building on the public dialogue from the beginning of the public process, the Planning Commission deliberated over the maps and the text. Planning staff provided the Planning Commission with facts about the community – including discussions regarding comments and concerns provided by members of the public submitted throughout the entire process. In each meeting the Planning Commission provided staff with critical feedback and requests for modifications to both the maps and the text.



5

WESTERN WEBER PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

On July 19, 2022, the Western Weber Planning Commission held a public hearing to review this plan’s proposal with the general public. The meeting was posted in several locations including several places on the County’s website, on the County’s social media accounts, in several locations within the County building, on the project website (www.westernweberfutures.org), in the Standard Examiner, and on the Utah Public Notice Website. Notice was also emailed to all affected entities that previously registered with the County as an affected entity, and to all individuals who previously signed up to receive email correspondence through the project website. In addition, notice was posted on three banners; one located near the Chevron station on the corner of Highway 89 and Skyline Drive, one on the corner of 2550 South and 3500 West, and one on the corner of 12th Street and 1900 West. The notice was also observed on the social media accounts of community social media pages.

Despite this significant level of notice, there were only approximately 40 people in attendance at the hearing. There were eight public comments offered during the hearing. Four of those comments were complimentary of the plan, three were general questions about how the plan will affect their property, and one was a general question about the bearer of certain costs and impacts. Overall, there was one person of the eight who was dissatisfied with the plan – and that dissatisfaction was related to how the plan restricts further development of a specific property.

6

COUNTY COMMISSION PUBLIC HEARING AND RECOMMENDATION

On August 8, 2022, the Weber County Board of Commissioners held a public hearing to receive final public input on the plan. On August 16, 2022, the Commissioners then adopted the plan with Resolution No. 39-2022.

This plan is the culmination of that entire process.

Table 1 - Public Participation Stats 2021-22 (APRIL 2022)

6986	Total planning area population
306	Total in-person and online attendees for town hall and public open house
244	Comments received at Town Hall and Public Open House
248	Email list members
598	Total project website visits
154	Online vision confirmation survey participants
99	Contributions to the online interactive map and idea board

Plan Structure

The Western Weber Planning Area General Plan provides a comprehensive vision, recommendations and priorities for the future county. It is divided into nine chapters as follows:

CHAPTER 1: INTRODUCTION summarizes the history and evolution of the Western Weber Planning Area and Uintah Highlands and related planning history, give synopsis of the community engagement process, and explains the plan structure and how to use the general plan.

CHAPTER 2: COMMUNITY CHARACTER discusses community values and vision and provides general guidelines for future developments and improvements.

CHAPTER 3: LAND USE includes an updated future land use map with descriptions of recommended land use categories.

CHAPTER 4: DEMOGRAPHICS AND HOUSING provides a demographic snapshot of the county and addresses moderate income housing requirements and includes other strategies to diversify the community's housing options.

CHAPTER 5: TRANSPORTATION outlines transportation facilities and elements to meet current and future demands and highlights active transportation considerations.

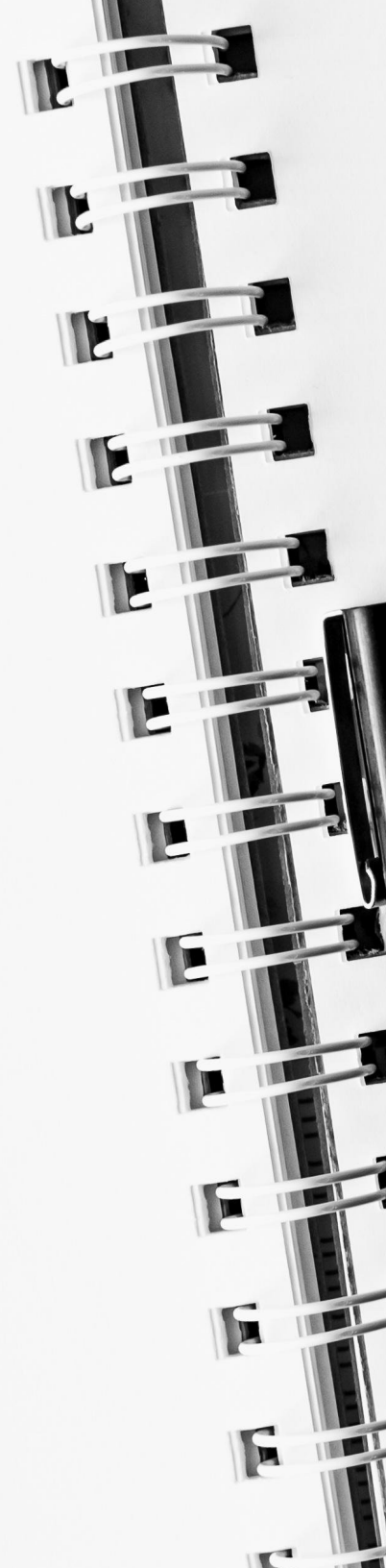
CHAPTER 6: UTILITIES & SERVICES describes the community services that support the livability of the community.

CHAPTER 7: PARKS & RECREATION examines existing and potential green assets of the county and the networks that can or should connect them.

CHAPTER 8: ENVIRONMENT & RESOURCE MANAGEMENT describes the natural resources of the community and provides recommendations for protections, management and improvements.

CHAPTER 9: WEBER COUNTY UNINCORPORATED ISLANDS

Addresses the unincorporated areas of the county the lie outside of the contiguous West-Central or Uintah Highlands planning subareas.



USING THE PLAN

- **GOALS** describe the community's desired vision-based outcomes.
- **PRINCIPLES** are statements related to particular goals upon which Weber County will rely in future decision making.
- **ACTION ITEMS** describe the strategies and actions the County proposes to undertake to achieve Plan principles.
 - Action items lists are not exhaustive lists of intended action. Weber County should pursue any available opportunity to take action on implementing a goal or goal principle whether or not the action is listed as an action item herein.
 - Implementation strategies and actions reach across departments and divisions to identify what should be initiated to support the implementation of the General Plan. The costs and funding of implementation should be determined by the County Commission as it considers annual budgets and future budgetary needs.
- **MAPS** are provided for reference throughout the General Plan. In the event a provision of the General Plan text conflicts with information provided in a map, the text provision controls.
- **SOURCES** of data not otherwise cited were derived from Weber County information.



CHAPTER 2

COMMUNITY CHARACTER

Vision

While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that **preserves, complements, and honors the agrarian roots of the community**. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community.

Existing & Projected Conditions

WEST CENTRAL WEBER

West Central Weber has significant open lands, most used for farming, pasturing of animals, and other related agricultural pursuits. There is a lot of support from the area's residents to keep the area open and undeveloped. Residents are accustomed to and generally supportive of the effects of agricultural uses. Agrarian noises, odors, and farm equipment are all part of the agricultural lifestyle that many existing residents enjoy. Considering the proximity of the adjacent urbanized area, the relatively dark night sky and lack of light pollution has quite a bit of support from areas residents.

There was very little support for filling the existing open lands with large-lot suburban development similar to the development patterns of other areas in southern Weber County or northern Davis County. Several residents stated that they have moved to the area from those locations specifically to enjoy the pastoral lifestyle that is sustained by the agricultural land uses of others in the area. Finding methods to help extend the life of agricultural uses may encourage existing land owners to continue to farm or ranch the land instead of developing.

The open nature and proximity to the urbanized services and job centers of the Wasatch Front have primed the area for easy development opportunities. Combine this with the fact that under existing zoning regulations a large number of residential development rights already exist but have yet to be built, it is likely that the private market will continue to stimulate the large-lot suburbanization of the area, upending the area's existing pastoral charm and creating the opposite effect of the desires of existing residents.



While less vocal, it also appears that quite a few residents, many of them owning large tracts of land, desire to find areas in which growth can occur in thoughtfully planned patterns, while leaving other areas less developed. Many expressed the desire to help the private market stimulate a variety of housing options and sizes to provide for all stages of life and a variety of family situations.

This contradiction between the two schools of thought is not new to the area. The 2003 West Central Weber County General Plan stated that at the time “Public hearing comments also indicated a desire to see a continuation of agricultural landscapes, although many who enjoy the views of agriculture do not own or operate farmland, and do not rely on their land for a future retirement.” Despite being an issue at that time, the 2003 plan did little to address it.

That plan recommended the continuation of the same land-use patterns that are creating the large-lot suburban neighborhoods deemed unfavorable today. Continuing in this pattern will result in a future community character that is far from the agrarian community of today.

Additionally, the Western Weber Futures public outreach process of 2018 resulted in the collection of the values of owners of both large and small tracts of land (**Table 2 - Land Owner Values Summary on page 23**).

Table 2 - Land Owner Values Summary

View of Large Land Owners:

- We need to protect our property rights.
- We need to protect our ability to subdivide lots for our posterity to live here.
- We need to protect our ability to subdivide lots to supplement farm income.
- We need to find a balance between the needs of future populations and our current desire to remain a rural community.

View of Small Land Owners:

- We need to protect the farmland.
- We need to preserve our rural way of life.
- We need to reduce development potential.
- We do not want the total build-out potential of the existing one-acre zoning or the suburban problems that it will bring.
- We like the existing one-acre lots intermingled with large farm-lots or other open spaces.
- We do not like density increases over that allowed by the existing one-acre zoning. If bonus density has to be used, it should only be used to enhance or support the rural nature of the community.

“Density” is often accused of being the culprit that disrupts a community’s character. However, with thoughtful planning and specific design standards, many communities that have found themselves under irreversible development pressure have found a way to minimize the effect that density has on the character of the community.

The key is to embrace that which cannot be changed by accepting that growth will continue with or without thoughtful and forward-thinking planning. It only makes sense, then, to engage in thoughtful and forward-thinking planning.

Staying on the front edge of growth by ensuring it complies with the goals, policies, and implementation strategies of a unified plan will help minimize the negative effects of growth, which in turn will improve the overall quality of life of both existing and future residents. In that vein, the goals, principles, and implementation strategies of this plan are intended to help balance development interests without significant sacrifices to the community’s character.

Currently, there are four distinct smaller areas in which historic development occurred. They are Taylor, West Weber, Warren, and Reese. Other smaller areas, such as Kaneshville and Blossom, have since been absorbed into adjacent areas or adjacent growing cities. This plan is not intended to provide the finer details of these small areas, but rather future planning should focus on the community character of each through small area planning.

UINTAH HIGHLANDS

The Uintah Highlands area has quite a bit less development potential than West Central Weber. Most of the area was built out with 15,000 and 20,000 square-foot or greater lot sizes, leaving very little easily-developable lands. The community generally enjoys the lot sizes of the area and would rather not see new residences in their neighborhoods built more closely together.

The County should expect future development pressure to focus on open lands that are not as easy to develop. Continued support for exemplary hillside development requirements is imperative. A greater focus from the public in the Uintah Highlands includes concerns over the safety and efficacy of existing streets, sidewalks, and drainage facilities, as well as needing better access to parks, trails, and recreational opportunities.



Goals, Principles & Implementation Actions



COMMUNITY CHARACTER

1 **GOAL 1 – COMMUNITY CHARACTER:** Foster a future in which the specific characteristics and differences of each small area within the Western Weber Planning Area are supported and maintained as development occurs.

COMMUNITY CHARACTER PRINCIPLE 1.1: Promote and support the unique community characteristics of each small area.

- Community Character Action Item 1.1.1:** Conduct small area planning that focuses on and addresses the specific community characteristics and unique needs of each small area within the Western Weber Planning Area.
- Community Character Action Item 1.1.2:** Update one small-area’s plan annually in a consistent rotation that ensures each plan is routinely reevaluated and readdressed in a traditional planning cycle.
- Community Character Action Item 1.1.3:** Address and explore the boundaries between the following small areas: Uintah Highlands, Taylor, West Weber, Warren, Reese, and the nonresidential areas west of 8300 West. If other or diverging small areas emerge, emphasize their unique community characteristics.
- Community Character Action Item 1.1.4:** Consider creating a form-based code as part of small area planning.

COMMUNITY CHARACTER PRINCIPLE 1.2: Promulgate the historical and cultural roots of each small area and find opportunities to incorporate the area’s heritage into the built environment.

- ❑ **Community Character Action Item 1.2.1:** Pursue and explore opportunities to display the founding story of each small area plan or unique area within each small area plan.
- ❑ **Community Character Action Item 1.2.2:** As part of small area planning, inventory historic buildings, farms, and other places. Work with landowners to explore ways to expose and/or preserve the heritage of the place.
- ❑ **Community Character Action Item 1.2.3:** Support and utilize the Weber County Heritage Foundation and other historic research and preservation groups to document, highlight, and placard historic places.
- ❑ **Community Character Action Item 1.2.4:** Pursue preservation of, funding for, and design and reconstruction of historic train stations or historic train station museums along the historic Union Pacific Railroad, such as the Reese Station and the West Weber Station.

2 **GOAL 2 – COMMUNITY CHARACTER:** Support and encourage the longevity of agricultural opportunities in the Taylor, West Weber, Warren, and Reese small areas.



Image credit: Deseret News



Image credit: Key Renter Elite

COMMUNITY CHARACTER PRINCIPLE 2.1: Encourage open space preservation of crop-producing lands in both agricultural and, where appropriate, residential areas.

- **Community Character Action Item 2.1.1:** Amend the cluster subdivision code as provided in *Land Use Action Item 1.4.7*.
- **Community Character Action Item 2.1.2:** Support existing and future agritourism operations as a means to supplement farm income.
- **Community Character Action Item 2.1.3:** Explore other means by which local agricultural operations may remain financially feasible, such as expanding onsite land-use allowances that will help supplement farm income, provided the uses are not disharmonious to surrounding land uses.

COMMUNITY CHARACTER PRINCIPLE 2.2: Provide support for the importance of local food production and local farm-to-table benefits for Weber County's food economy in support of local farms and reduced environmental impacts.

- **Community Character Action Item 2.2.1:** Pursue opportunities to support and create farm-to-table operations such as farmer's markets and roadside produce stands in appropriate areas. When determining appropriate areas, evaluate whether there are local food deserts that might be best served by one of these operations.

COMMUNITY CHARACTER PRINCIPLE 2.3: Prepare for the possible need for local agricultural operations as a means of reducing local reliance on non-local food sources in the event of a national or global catastrophe.



Image 7 - Local Agricultural Operations



Image 8 - Farmer's Market

3 GOAL 3 – COMMUNITY CHARACTER: Reduce the unincorporated area’s contribution to sky-glow and reduce the impact excess and unnecessary lighting has on neighborhoods and communities.

COMMUNITY CHARACTER PRINCIPLE 3.1: Preserve the darkness of the night sky.

- ❑ **Community Character Action Item 3.1.1:** Create lighting standards that require all new outdoor lighting to be directed downward and away from the night sky.

COMMUNITY CHARACTER PRINCIPLE 3.2: Protect the community from the nuisance of light glare and light trespass.

- ❑ **Community Character Action Item 3.2.1:** Create good-neighbor lighting standards that require all new lighting devices to be shielded in a manner that casts no light onto adjacent properties where the light is unwanted.
- ❑ **Community Character Action Item 3.2.2:** Where public or community lighting, such as street lighting, is deemed necessary or desired, ensure the lighting devices follow the ***Community Character Action Items of 3.1.1 and 3.2.1.***



Image 9 - Targeted lighting



Image 10 - Light spilling into the sky

Illustration of good-neighbor lighting.
Image credit: International Dark Sky Association.

4

GOAL 4 – COMMUNITY CHARACTER: Preserve the character of current Uintah Highlands neighborhoods by encouraging new residences to have similar separation distances along street rights-of-way.

COMMUNITY CHARACTER PRINCIPLE 4.1: Support maintaining the appearance of existing developed areas in the Uintah Highlands area with appropriate lot design standards.

- **Community Character Action Item 4.1.1:** In areas of the Uintah Highlands where minimum lot area changes, consider minimum side setback standards that are the same or substantially similar to those in effect in the prior zone.
- **Community Character Action Item 4.1.2:** In areas of the Uintah Highlands where minimum lot area changes, consider minimum lot width and frontage standards that are the same or substantially similar to those in effect in the prior zone.

5

GOAL 5 – COMMUNITY CHARACTER: Ensure development activities are safe from geologic hazards.

COMMUNITY CHARACTER PRINCIPLE 5.1: In the Uintah Highlands area, ensure new development does not pose a geologic risk to itself, or past or potential future development.

- **Community Character Action Item 5.1.1:** Continue to pursue geologic hazards assessments for new developments in areas that are within a geologic hazards study area.



CHAPTER 3 LAND USE

Vision

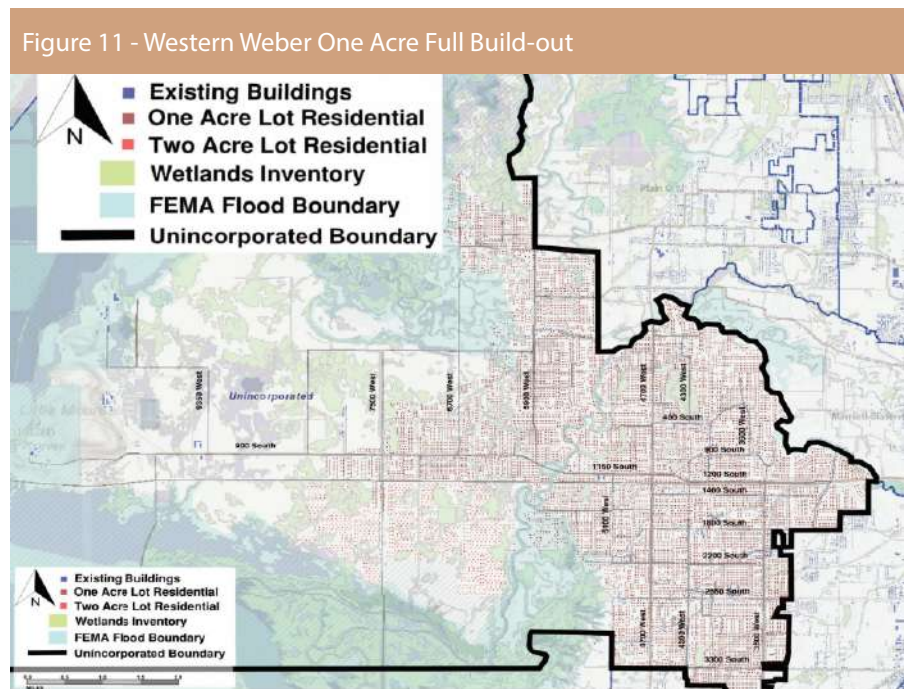
The land use vision is to guide and encourage land uses in an organized manner that supports the creation of community and enhances the community's character. This vision is intended to provide a wide range of land use options, each in their own appropriate areas and contexts, so that existing and future occupants of the area can enjoy a self-sustaining social and economic environment. The focus should not only be on the utility of land uses and infrastructure, but also on their aesthetics. Using proven methods of lasting value, carefully shaping beautiful neighborhoods will provide for a future community that can prevail over the temporary nature of cyclical economic, social, and design trends.

Existing & Projected Conditions

In West Central Weber, a recurring statement from the public was that a one-acre lot is “too small to farm and too large to mow.” This sentiment suggests that the County’s existing one-acre minimum zoning is creating challenging large-lot suburban development patterns. The public would like to see the area remain “rural” and “country.” However, the existing zoning and market-driven forces continue to lead to the replacement of rural undeveloped lands with large one-acre residential lots. For a community that is accustomed to seeing a few one-acre lots surrounded by large acreages of undeveloped land, it is understandable that many in the community have it pre-envisioned that this land use pattern is what the existing one-acre zoning is intended to accomplish.

Through the public involvement and education process of this plan, the public has come to understand the full-build-out potential of the existing one-acre and two-acre zoning of the A-1, A-2, and A-3 zones (see **Figure 11 - Western Weber One Acre Full Build-out on page 32**). Subtracting area for floodplain, wetlands, and streets, the basic build-out of these zones in the unincorporated area of Western Weber is approximately 16,000 new dwelling units.

This demonstration seemed to be instrumental in reforming the expectation of what the one-acre zone will actually provide for the community, and undesirable nature of large-lot suburban sprawl.



It became clear to quite a few residents that the combination of existing growth trends and the future availability of 16,000 additional dwelling units will lead to the Wasatch Front's growing population pushing into relatively undeveloped areas. It also became clear that unless action is taken now to shape the growth into a cohesive place that provides lasting value, the area will fall the way that many neighboring large-lot sprawling communities have fallen: into the monotony of a cookie-cutter suburbia.

Through this public involvement and education process, several stalwart advocates of a no-growth future have since become new advocates for the smart-growth planning principles found in this plan.

Table 3 - Unincorporated Western Weber County Acreage by Zone & Actual Use

Use	Acreage Zoned for Use (2022)	Actual Acreage Used (2022)
Agriculture	28,493	19,497
Residential	0	4,693
Commercial	45	6
Manufacturing	8,885	1,412
Shoreline/ Lakebed	29,896	29,896
Undeveloped and Non-greenbelt	N/A	11,815
Total Acreage:	67,319	N/A

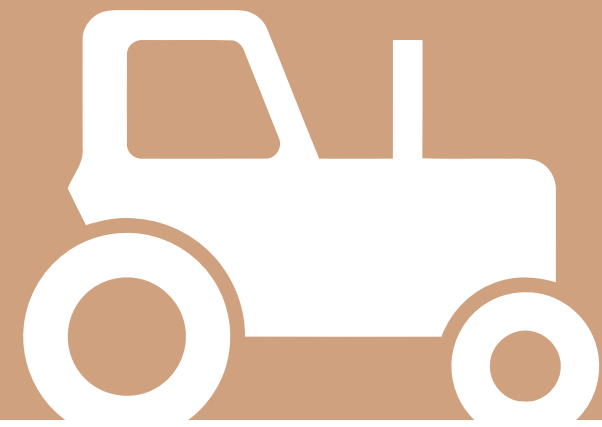
Source: Weber County GeoGizmo and Weber County Assessor's Office. Table excludes Uintah Highlands and unincorporated islands.

Table 4 - Unincorporated Western Weber County Land Use Acreage Changes, 2002 - 2022

Use	Actual Acreage Used (2002)	Actual Acreage Used (2022)	20-Year Percent Change
Agriculture	28,493	19,497	-31%
Residential	2,839	4,693	65%
Commercial	3	6	100%
Manufacturing	1,337	1,412	6%
Shoreline/ Lakebed	29,896	29,896	0%

Source: 2003 West Central Weber County General Plan and Weber County Assessor's Office. Table excludes Uintah Highlands and unincorporated islands.

Agriculture Land Uses



Agricultural lands have been rapidly declining over the past two decades. According to the 2003 West Central Weber County General Plan, in 2002 there were approximately 28,116 acres of agricultural uses in the contiguous unincorporated area west of the Wasatch Front. According to data retrieved from the Weber County Assessor's Office, current agricultural land uses equal approximately 19,497 acres. This amounts to a total loss of 8,619 agricultural acres in two decades, which is approximately 30.5 percent of the total agricultural acreage. Part of the loss of agricultural acreage can be attributed to the annexation of land into adjacent cities, and another part can be attributed to the

conversion of agricultural land to residential lots.

A challenge for the viability of agriculture in the area is that as many of the legacy farming families propagate, the legacy farm is divided amongst heirs. Each division makes each resulting parcel smaller, leading to less contiguous agricultural acreage. Without sufficient contiguous agricultural acreage, the local farm industry does not have the same economy of scale needed to compete with big agriculture. In turn, to make ends meet many larger landowners supplement their farm income by dividing and selling parts of their lands.

As the legacy farms are divided and dispersed, even those in the area who are still able to profit from farming are faced with the challenge of making their agricultural operations coexist in harmony with newly emerging residential subdivisions. An agricultural economy of scale needed to compete with big-agriculture requires scaled-up operations and equipment that can inadvertently slip an agricultural use into a community impact more akin to industrial operations. While the agricultural heritage of the community should be preserved, current trends will result in the waning of agricultural operations in Weber County.

PRESERVATION STRATEGIES

There are methods to support the longevity of agricultural uses in the area. First, areas that are suitable for long-term agricultural operations and sufficiently buffered from residential encroachment should be identified. Second, a program that enables the residential land rights to be moved or retired from the agricultural land in exchange for reasonable landowner compensation should be established. This will enable a landowner to supplement farm income without giving up land. To compensate the land owner for

the reduction of the development rights, there are several revenue-generating options available. A locally run nonprofit land trust could be formed to raise funds for the purchase of development rights; the county could require developers to purchase a percentage of their development rights from a willing seller; or, if supported by residents, the county or another local governing entity (like a municipality or the parks district) could impose an open space tax to compensate for the retirement of development rights.

Another method of support is the clustering of lots in exchange for the preservation and conservation of meaningful agricultural open spaces. This is what the County's current cluster subdivision ordinance is intended to do. However, the ordinance will result in parcels that are still too small to reasonably farm, and, by the very nature of the development, exacerbate the problem by increasing housing near what may otherwise be viable agricultural operations. It seems for the cluster subdivision ordinance to support agricultural uses, a greater amount of land should be required to be preserved for agriculture – perhaps even in an area that is removed from the residential component of the development.



Image 12 - Farm Preservation by Conservation Easement held by Ogden Valley Land Trust



Image Source: King County Department of Natural Resources and Parks

Residential Land Uses



HOUSING TYPES

VERY LARGE RESIDENTIAL LOTS

The 2003 West Central Weber County General Plan estimated 1,318 dwelling units in 2002. County Assessor data shows that increased by 30 percent in the past two decades to 1,719. Additionally, there are more than 200 vacant residential lots on record, most of which have been recorded within the past five years. Some of the vacant lots are ready to be built on, others are still in some stage of subdivision development and will be available for building soon. Regardless, development pressures continue to mount because the supply of developable lots is insufficient to meet the housing needs of the growing population (*See Table 5 - Unincorporated Western Weber Residential Unit Change, 2002-2022 on page 36*).



Image 14 - Very Large Residential Lots

The majority of the 4,693 acres held in residential land uses are large residential lots of half-acre or greater. In West Central Weber, most of these are at least one acre in area, while in the Uintah Highlands most of the large lots are half-acre or greater. These lots have their place in the Western Weber Planning Area. However, the expense they

Table 5 - Unincorporated Western Weber Residential Unit Change, 2002-2022

	2002 Count	2022 Count	20 Year % Change
Dwelling Units	1,318	1,696	28.7%

Source: 2003 West Central Weber County General Plan and Weber County Assessor's Office. Table excludes Uintah Highlands and unincorporated islands.

generate to the County in terms of service expenditures compared to tax revenue is significantly disproportionate considering other land-use types. Currently, to provide the level of services that the County provides in the Western Weber Planning Area, the cost of those services has to be supplemented by taxpayers living elsewhere. For the community to be financially sustainable and independent, considering the growing support for incorporation amongst land owners in the area, this land use type must

be offset with revenue-generating land uses. While smaller single-family residential lots still yield a net negative tax-base generally, they are more efficient than large lots, and the concentration of dwelling units in proximity to transportation corridors creates a market-base for the provision of commercial services. In turn, the retail and property taxes from these commercial services provide the necessary funding to cover the cost of services. The County should be cautious and thoughtful about where very large residential

lots are located in relation to other land uses and market forces. The future land use map shows that this lot size is to be preserved as-is in the Uintah Highlands. In West Central Weber, the land use map does not directly anticipate lots of this size, however, the current one-acre zoning will prevail unless or until land is rezoned.

MEDIUM-TO-LARGE RESIDENTIAL LOTS



Image 15 - Medium-sized Residential Lots

When reviewing the future land use map, the biggest proposed land acreage change is in West Central Weber. Most of the area is proposed to become medium-to-large residential lots. In the Uintah Highlands, the area on the map with this designation is already mostly developed as 15,000 square-foot lots. The same or a similar development pattern should be expected for all areas with the medium-to-large residential lot designation.

Rezoning property to a zone more reflective of the medium-to-large residential lot designation is not intended to be freely available to any landowner within the designation. Rather, it should only be offered to land that provide commensurate public investment.

When granting a rezone to a zone that provides greater land-use rights, the outcome, whether intentional or not, is a greater or more marketable land value. One criticism of development is that it creates profits for the landowner or developer while adding costs to the community. To address this concern, a land owner or developer looking to rezone into this zone should be required to provide a public benefit that is commensurate with the benefits the landowner or developer will enjoy by developing.

MIXED-USE RESIDENTIAL & MISSING MIDDLE HOUSING



Image 16 - Mixed-use Residential

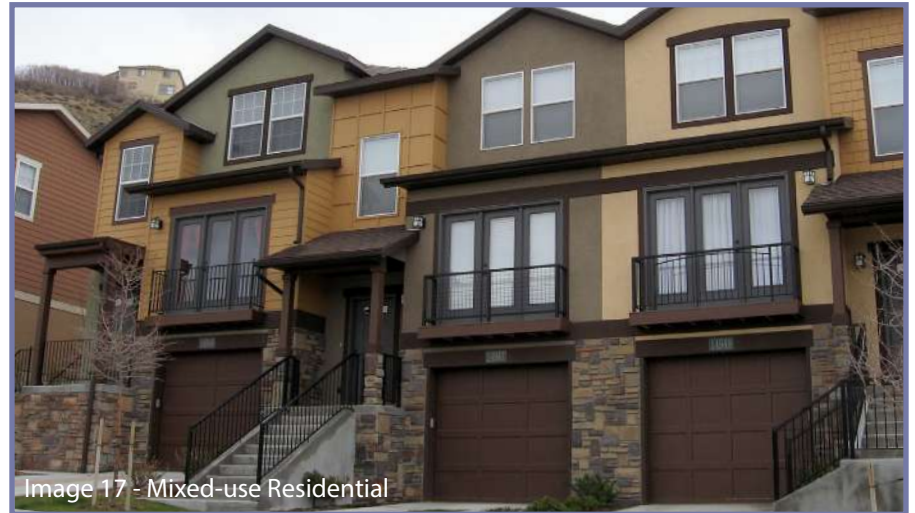


Image 17 - Mixed-use Residential

The areas on the future land use map designated as mixed-use residential, are intended to create opportunities for a wide variety of housing options. The desire is to allow and encourage the market to provide for the current housing scarcity that is currently driving up housing and real estate costs. Currently, there are more families than available housing across the Wasatch Front region. This scarcity, in turn, has created an affordable housing crisis in the planning area. Providing sufficient supply to balance the supply and demand forces will contribute to providing a better balance of housing affordability in the area.

One type of housing that is especially missing -- known as the "missing middle" -- is the type between higher density apartments/condos and single-family residences. Townhomes, connected patio homes, du-/tri-/quad-plexes, and similar housing styles may provide a more palatable option for families who cannot afford a single-family residence, but do not want the lifestyle of a higher density apartment complex. Encouraging regulations that support the creation of this housing option, and ensuring the viability of long-term maintenance, will be an important component of creating a community that can provide for all stages of life and family situations.

DEVELOPMENT STRATEGIES

MASTER-PLANNED DEVELOPMENT

Utilizing the County's current master plan development overlay zone, working with landowners to master plan large swaths of land provides community benefits that due to the economy of scale cannot usually be realized for smaller subdivisions. The county should encourage master-planned communities that create a distinct sense of

place and provide for all stages of life and family situations. This will be an important factor for a developer to consider when negotiating real estate contracts. A better development yield is more likely to result in more acreage included in a development, which is then more likely to lead to a master-planned community. Being open to new

opportunities to find mutual-gain solutions will provide benefits to both the future landowners in the community and as well as existing residents if negotiated correctly.

CLUSTERED DEVELOPMENT

The current version of the cluster subdivision code was adopted in 2017. Only two subdivisions have been approved in Western Weber under this development pattern, both meeting stiff resistance from neighbors and decision-makers due to the resulting small lot sizes. However, both subdivisions have been successful at providing significant agricultural open space contributions -- which is what the leading legislative goal was when this version of the cluster code was adopted. Both subdivisions have farmers who will farm the land.

It now appears that public perception has shifted. Rather than focusing on retaining farmland, the desire expressed during the public process of this plan is to preserve large usable recreation spaces alongside new residential lots, and not focus on the preservation of agricultural uses in residential areas.

Image Source: American Planning Association <https://www.planning.org/blog/9227411/active-living-opportunities-through-cluster-housing/>



Image 18 - Clustered Development

DENSITY AVERAGING

Density averaging is a development tool that is relatively new to the unincorporated areas of Weber County. Reducing minimum lot sizes for some lots within a development in exchange for others being larger – leading to a total number of lots that is equal to what otherwise would be allowed using standard lot size requirements, has proven to be a valuable tool that can yield a variety of lot size options. This variety provides the developer with the benefit of a more diversified product portfolio while offering the public the benefit of integrating more affordable lots into the same neighborhoods as more costly lots. Variety, integration, and diversification is a cornerstone of creating a balanced community of lasting value that is less likely to result in the congregation of lower-valued residences that turn into blighted and problematic neighborhoods.

RESIDENTIAL DEVELOPMENT IN UINTAH HIGHLANDS.

One notion explored during the public involvement process in the Uintah Highlands is that if new single-family residential housing is separated similar to existing development, then even if the lot areas are reduced in some locations the appearance of the neighborhoods will generally remain the same when viewed from the public street. The effect of doing this will result in the creation of shallower lots of the same or substantially similar width. The market is already showing support for lots that are wider than they are deep. Homebuilders are finding that homes that occupy more street frontage tend to be more popular. This is likely because they appear larger from the street than a narrower home in the same area.



Commercial & Industrial Land Uses



COMMERCIAL USES

MIXED-USE COMMERCIAL

The areas of the future land use map designated as mixed-use commercial are intended to provide a village center in which a variety of land uses can occur nearby. There are currently (2023) no mixed-use commercial uses in the planning area. The closest adjacent mixed-use commercial area comparable to that anticipated herein can be found in the Junction development or 25th street in Downtown Ogden City. However, it is unlikely that the mixed-use areas displayed on the future land use map will be on the same scale as Ogden's Downtown area. In each mixed-use area there should be at least one community "main street." The main street should provide retail sales, services, eateries, and related activities that make the street interesting to use. These uses should be located behind building facades that are at the level of the street and directly adjacent to the street's sidewalk, with plenty of window and door openings facing the street to capture the attention and interests of pedestrians as they engage their public spaces, browse, shop, eat, and play.



On floors above a building’s street-level commercial area, a wide variety of uses should be allowed. Most of this floor area is likely to, and should, become multifamily residential space. Congregating a dense population base in a mixed-use and walkable village center will help achieve the following:

- ❑ **Concentrate the provision of governmental services** for a greater number of people into a smaller footprint, thereby reducing the community’s overall tax burden.
- ❑ **Create a stronger property tax base** that better supports the infrastructure costs of rural and suburban areas that are not in a village center.
- ❑ **Create the demand for the street’s commercial services**, thereby building a commercial tax base.
- ❑ **Facilitate the viability of public transportation to the area**, creating a transit-oriented development that will raise the local street’s infrastructure improvement priority for funding awards from the State or Wasatch Front Regional Council.

Other than residential uses, other uses should be allowed on floors above the building’s street-level commercial area as long as the buildings are constructed in a manner that facilitates many changes in use over time, and adequately insulates the noises, smells, vibrations, etc., of other uses in the same building.

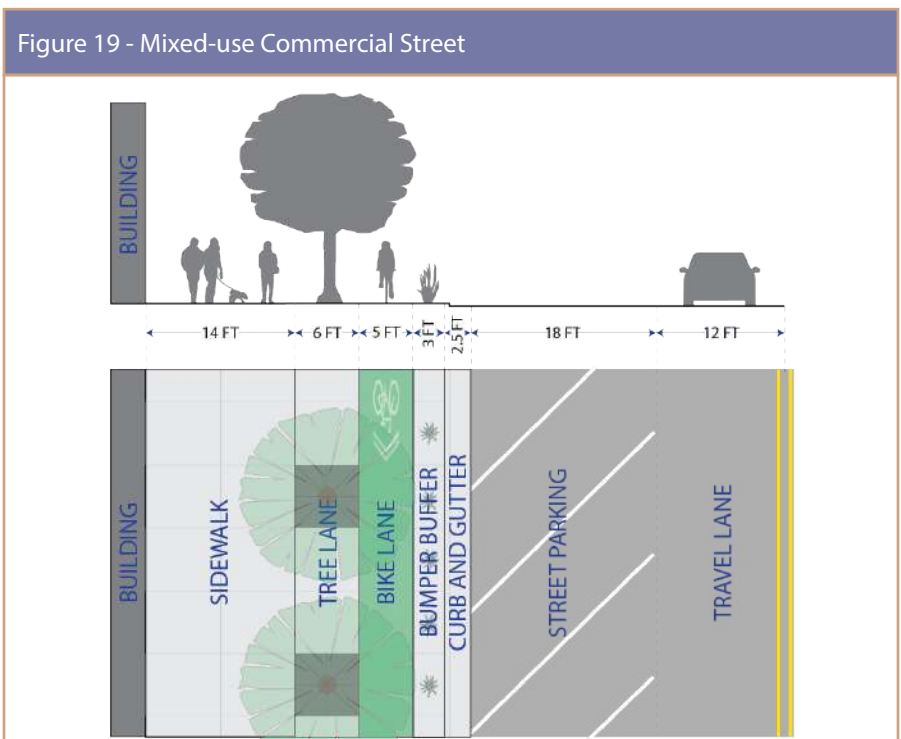
Small non-intrusive and clean manufacturing uses that do not require significant freight transport may be supportable in this area provided a retail operation is associated that sells goods produced onsite and provided that the areas of a building used for manufacturing are limited in space and set away from the public street.

A mixed-use commercial street should be designed to prioritize pedestrian and bicycle use (**See Figure 22**). Where pedestrians and vehicles may come into conflict it should be obvious to a driver that the pedestrian has priority.

VEHICLE ORIENTED COMMERCIAL

In contrast to mixed-use commercial areas where the streets are designed to signal pedestrian priority, the streets in vehicle oriented commercial areas are designed to shift usage priority toward vehicles. This is not to say that vehicles should have priority at all times; the streets should still focus design on safety and ease of use for the most vulnerable people in the population, including but not limited to those who do not drive, those who cannot drive, and those who have special needs protected under the Americans with Disabilities Act.

Vehicle-oriented land uses are those that are intended to provide for vehicle-related land uses. These include big-box shopping areas, gas stations, vehicle repair shops, and businesses with drive-through



restaurants. Similar comparable vehicle-oriented uses can be found along 12th Street in Ogden City. Vehicle-oriented uses belong at and around the intersections of arterial or collector streets.

Like mixed-use commercial areas, vehicle oriented commercial land uses can coincide with residential land uses, provided that the street-level of each building is reserved for uses that best support those traveling by vehicle.

HEAVY COMMERCIAL

Areas on the future land use map designated as heavy commercial are intended to accommodate the heaviest commercial uses as the land transitions westward into industrial and manufacturing uses. Heavy

commercial uses are more intrusive than typical vehicle oriented or pedestrian oriented retail uses. They include sales and services of and for heavy machinery, contractor and construction equipment, semi-industrial uses of a smaller scale or impact than typical industrial uses, and uses with retail or wholesale sales that are frequented by specialty customers rather than the typical public retail customer, or that conduct sales primarily through shipping or freight services.

Design, architecture, and landscaping requirements in the heavy commercial areas are generally less intense than they are in vehicle-oriented or mixed-use commercial uses due to the decreased use of the area by the general public. However, because these areas can quickly become blighted or unattractive without adequate investment in site design, building architecture, and landscaping requirements are still important considerations within the scale and context of the uses.

BUSINESS OR TECH PARK LANDS USES

Business, tech, and innovation parks, where land uses rarely occur outdoors, are generally a low-intrusive use on their neighbors as long as traffic impacts and site design, architecture, and landscaping are addressed to provide a pleasant and harmonious built environment. A business or tech park can provide significant contributions toward onsite public recreation and green-space investments that can tie adjoining land uses or neighborhoods together through the park's campus.



Image 20 - Business Park Conceptual Renderings

Image Source: Proposed Promontory Commerce Center in Western Weber, designed by AE Urbia Architects and Engineers.



Image 21 - Business Park Conceptual Renderings

INDUSTRIAL USES

INDUSTRIAL, MANUFACTURING, INNOVATION, & TECH MEGA SITE

The far western part of the Western Weber Planning Area, west of 8300 West, has long been planned as a large industrial site. At this time, the Weber County Commissioners are pursuing certification of the area as an industrial mega site by the Economic Development Corporation of Utah. The area currently zoned for manufacturing uses exceeds 8,000 acres, and approximately 5,000 acres of that are owned by a single landowner.

Weber County desires this area to build-out as an industrial, manufacturing, innovation, and tech mega site that provides jobs for current and future residents of Weber County, especially the growing population of the Western Weber Planning Area. To attract diverse employers that offer a wide range of jobs and salaries, the area should be designed in a manner that is attractive and well kept; similar to Ogden City's newer BDO facilities.

The area should have a layout that is truck-traffic friendly while also providing

opportunities for employees to walk to local food establishments or enjoy the outdoors during breaks.

The intensity of allowed manufacturing or industrial operations should decrease generally from west to east, and fade into heavy commercial buffering 8300 West. This transition will offer a buffer between residential uses and incompatible heavy manufacturing uses.

MINING & GRAVEL EXTRACTION

Mining, gravel extraction, and other mineral resources are addressed in **Chapter 8: Environment & Resource Management**.



Open Space Land Uses



Open space land uses include natural open space, parks and recreation, and agriculture. More about Parks and Recreation can be found in **Chapter 7**, and more about agriculture can be found earlier in this chapter.

There are large areas of land in the northwestern and southwestern parts of the planning area that are currently owned by the State of Utah and generally maintained as natural open space. The area to the northwest contains much of the Little Weber River inlet to the Great Salt Lake. The area to the southwest encompasses much of the land around Ogden Bay, which is generally the inlet to the Great Salt Lake from the Weber River. Both areas have valuable bird nesting habitat. The State governs the areas with a resource management plan. More about Resource Management in the planning area can be found in **Chapter 8**.

There are private lands surrounding the state-owned lands that may also provide valuable contributions to migratory wetland birds. In addition, due to a fairly high-water table throughout the area, there are other private lands that have or once had wetlands.

The Army Corps of Engineers have mapped significant wetlands near the Weber and Little Weber Rivers, as well as in other areas in West Central Weber. In order to develop wetlands, the land owner is often required by the Army

Corps to compensate for the loss by creating more wetlands in areas valuable for wetland conservation. Creating a wetland bank, or land that can be used to create wetlands to compensate for other wetland losses, near lands maintained by the state for bird nesting habitat will help facilitate an orderly development of land while also boosting the protection of waterfowl. The County should find opportunities to work with landowners near bird nesting areas to provide for wetland banking.



Image 22 - Recreation Open Space



Image 23 - Wetlands Open Space

Image Source: Utah Geological Survey

Smart Growth Planning

As the community grows it has an opportunity to champion smart growth principles without being excessive or overly burdensome.

Smart growth principles usually require more thoughtful development patterns that more effectively consider the needs of the greater good. They are often more expensive to implement and as such are not typically volunteered by a developer or otherwise stimulated by private market forces. Often, the government's application of smart growth

principles can appear to be a governmental overreach in its impact on the free market.

However, the position the planning area is in at this time essentially defies that appearance. By enabling new densities above those already entitled to the land, the County is enhancing the value of new development; a value that would not otherwise be available to the landowner. As long as the smart growth principles that are applied to new development do not substantially negate this new value, the net outcome still results

in a positive, profitable margin to each land owner.

The following smart growth principles are relevant to every community in Weber County, but likely most relevant to West Central Weber.

PRINCIPLES

1. STREET CONNECTIVITY

Today there are relatively few streets in the unincorporated areas. As can be observed in the Uintah Highlands, optimally planned street connectivity can easily fall by the wayside when an area develops one parcel at a time.

The best connections for streets are four-way intersections. They offer the most efficient connections for adjoining neighborhoods and tend to provide a more logical and directional street layout that is easier to use. Cul-de-sacs are unsurprisingly the least efficient and should be avoided in smart growth development. In 2018, the Wasatch Front Regional Council funded the creation of a street connectivity policy based on the potential development of West Central Weber. That policy can be observed in **Appendix C**.



Image 24 - Street Connectivity

2. PATHWAY & TRAIL CONNECTIVITY

Street connectivity is an important smart growth principle, and pathway, trail, and sidewalk connectivity is an even more important principle. If a community is designed to focus transportation resources only on vehicles, then the residents of that community are only given one safe choice.

Strong pathway and trail connectivity considers that human nature leads to the use of paths of least resistance. Pathway connectivity should occur more frequently than street connectivity. More regarding pathway design and connectivity can be found in **Chapter 5: Transportation**.

3. OPEN SPACE & RECREATION FACILITIES

Providing for the emotional, mental, and physical wellbeing of residents is another smart growth principle. Communities with plenty of open space and recreational opportunities tend to have lower crime rates, better overall physical health, better social connections, and a better and more meaningful quality of life. More regarding open space and recreation can be found in **Chapter 7: Parks & Recreation**.

4. DARK SKY CONSIDERATION

Although finding relief from skyglow resulting from the adjacent urbanized Wasatch Front may be a challenge, many residents of West Central Weber expressed their desire to preserve the appearance of the night sky as it is now. If new development in the area follows the same dark sky regulations already applicable in the Ogden Valley, then future residents might be able to enjoy star gazing like current residents can. At the very least, adopting dark sky regulations will help keep new development from creating additional skyglow. The Wasatch Front's ever increasing skyglow is already threatening the North Fork Park's Bronze status as designated by the International Dark Sky Association.

5. CULINARY AND SECONDARY WATER CONSERVATION PLANNING

Utah is the second most arid state in the United States. As of summer 2022, 99.4 percent of the state is in a severe drought¹, which is a D2 category drought on a five-category scale (D0 – D4). Almost 70 percent of the state hit the worst drought category, a D4 – Exceptional Drought, during the 2020-2021 winter season. Water conservation should be one of the highest priorities when considering new growth in the planning area. At the forefront of the planning area’s water concerns is how little coordination is occurring between culinary water providers and secondary water providers. Weber County does not provide water services in the planning area and has very little regulatory

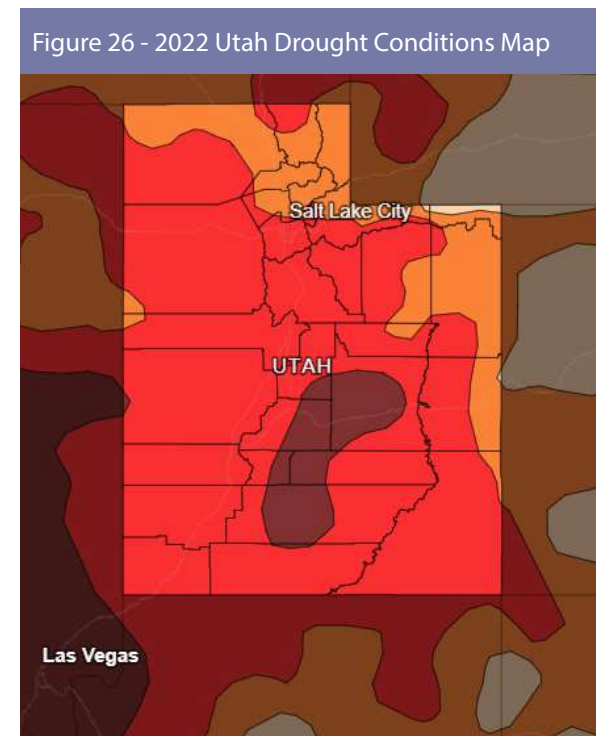
¹ Drought.gov. April 19, 2012. Current U.S. Drought Monitor Conditions for Utah. Retrieved on April 21, 2022 from <https://www.drought.gov/states/utah#:~:text=Drought%20in%20Utah%20from%202000%E2%80%93Present&text>

authority, if any, over the various culinary and secondary water service providers. The best future outcome for the growing area is for all of the water resources to be managed by as few entities as possible. This will provide the most consistent approach to water planning and services for the area. In addition, to preserve water during drought conditions to be used where it is critically needed, secondary water uses should be minimal. Learning from

the outdoor water uses of the greater Phoenix area may serve the planning area well. More on water planning and conservation can be found in **Chapter 7 Utilities and Services**.



Source(s): NDMC, NOAA, USDA.



6. EMISSIONS & AIR QUALITY

While planning for growth county leaders should be cognizant of the impact that new buildings and cars have on air quality. Not only will better street efficiencies help reduce air pollution as previously mentioned (approximately 42 percent of air pollution results from automobile uses), increasing the efficiency of buildings will further help reduce pollution sources. Approximately 30 percent of the area's poor air quality is created by residential and residential supporting uses.²

7. RENEWABLE ENERGY

Supporting the local electrical grid with renewable resources will help the area become more energy independent. While it is unlikely the area will ever be fully energy independent, energy resources to provide for an increasing population is and will continue to become more important. As one of the most arid states in the nation, the solar index of the planning area is also optimal for photovoltaic power generation. Solar generation should be a consideration when the county considers development proposals that seek above the zone's minimum allowance.

² Utah Department of Environmental Quality. June 10, 2019. Taking Stock of Emissions in Utah. Retrieved on April 21, 2022 from <https://deq.utah.gov/air-quality/taking-stock-of-emissions-in-Utah>

Goals, Principles & Implementation Actions



LAND USE: RESIDENTIAL

1

GOAL 1 – RESIDENTIAL LAND USE: As residential growth occurs, a goal of Weber County is to ensure it is deliberately and thoughtfully planned in patterns that support efficient organization of infrastructure and services, provide for a variety of housing options and familial situations and, in tandem with Transportation Goal 1, is implemented in a manner in which infrastructure keeps pace with growth rather than stimulating leap-frog development patterns.

LAND USE PRINCIPLE 1.1: Areas planned for very large residential lots should be the areas that are on the general periphery of sewer services but too far removed at the time of their development to justify extending sewer to the lot(s).

Land Use Action Item 1.1.1: In areas planned for very large residential lots, a lot that is less than 20,000 square feet should not be allowed.

LAND USE PRINCIPLE 1.2: Areas planned for medium-to-large residential lots should be the areas that have access to sewer services or, with the installation of sewer infrastructure at the sole expense of the developer, can be given access to sewer services.

- **Land Use Action Item 1.2.1:** In areas planned for medium-to-large residential lots, the County should consider rezoning property to allow 15,000 square-foot lots on average. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer in a manner that best suits the community. See also **Land Use Principle 1.4**.
- **Land Use Action Item 1.2.2:** Smaller lot sizes in areas planned for medium-to-large residential lots could be allowed in master-planned communities, lot averaged subdivisions, connectivity incentivized subdivisions, cluster or conservation subdivisions, and other development types if they implement exemplary smart-growth principles, as provided in **Land Use Action Item 1.4.6**. There may be benefit to encouraging and incentivizing large acreage master planned development with additional density based on commensurate public benefit both inside and outside of the proposed master plan. Additional density should be considered to provide this incentive.
- **Land Use Action Item 1.2.3:** In the Uintah Highlands, if located along a major neighborhood or minor collector street, lot width requirements should be at least 100 feet to cut down on street access.

LAND USE PRINCIPLE 1.3: In areas planned for mixed-use residential, as illustrated on the **Map 5: Future Land Use**, a variety of housing types and lot designs should be allowed.

- **Land Use Action Item 1.3.1:** Create a mixed-use residential zone, or similar development regulatory tool such as a form-based code, that allows a wide variety of housing options. A variety of housing options can be created by substantially reducing lot development standards, allowing more than one residential unit per lot, allowing zero or very low side-yard setbacks, and increasing building height allowances. Establish building height allowances that are sensitive to the surrounding existing and planned land use and development.
- **Land Use Action Item 1.3.2:** With the creation of the mixed-use residential zone or similar, create two-, three-, four-, and multi-family building design standards that will support context-appropriate scale and help avoid unsightly appearing mobile-home or tiny-home developments. Ensure a building's wall massing and vertical and horizontal lines, contours, and edges are broken at certain intervals to avoid buildings that appear plain and uninteresting. Continue to support a minimum width requirement for a single-family dwelling.
- **Land Use Action Item 1.3.3:** Create a development tool such as, or similar to, a planned unit development that will enable administrative approval of a wide variety of housing types, styles, and options.

- **Land Use Action Item 1.3.4:** In tandem with *Land Use and Action Item 4.1.3*, establish a program in which residential density can be increased if the developer purchases an agricultural conservation easement in areas shown on the future land use map as planned for agriculture. Establish the densities that will be authorized when creating the program and related ordinance.

LAND USE PRINCIPLE 1.4: Smart-growth principles should be implemented before or in tandem with residential rezones being approved. Regardless of the land use designation on the Future Land Use Map, the County should not entitle new density without the overarching guidance of some or all smart-growth principles, as deemed desirable.

- **Land Use Action Item 1.4.1:** Amend the subdivision ordinance to create a basic smart-growth implementation policy prior to making significant changes to the zoning map.
- **Land Use Action Item 1.4.2:** A rezone request that will yield twice as many residential housing units than the current zone allows, including mixed-use and vehicle-oriented commercial, should only be considered with a concept plan that demonstrates smart-growth principles.
- **Land Use Action Item 1.4.3:** A rezone that is adopted contingent on the successful execution of a concept plan should be reverted to the prior zone if the development does not come to fruition within a specified period of time.
- **Land Use Action Item 1.4.4:** Implement street infrastructure that is designed to a human scale instead of designed to necessitate automobile use. *See Transportation Goal 6* for more details.
- **Land Use Action Item 1.4.5:** Outdoor watering needs should be minimized. Require pressurized secondary systems separate from culinary and firefighting systems. Require low-flow and drip irrigation systems, and allow no more than 5,000 square feet, or 25 percent, whichever is greater, of a residential lot to be turfgrass. *See also Utilities and Services Goal 1.*
- **Land Use Action Item 1.4.6:** Density allowances in addition to those contemplated by *Land Use Action Item 1.2.1* should be considered for the implementation of exemplary smart growth development principles. Exemplary smart growth should include all of the following, among others deemed important by the County at the time of the rezoning. Provision of the following should go above and beyond typical requirements.
 - Provisions for a wide variety of housing options;
 - Use of lot-averaging to create smaller lots/housing that responds to needed moderate-income housing;

- Strong trail network with excellent trail connectivity that prioritizes bicycling and pedestrians over vehicles;
 - Strong street connectivity and neighborhood connections that avoid the use of cul-de-sacs or dead ends;
 - Large and meaningful open space areas with improved parks, recreation, etc.;
 - Homes that have higher efficiency ratings than required by local building codes;
 - Homes that have solar-paneled rooftops and watt-smart compliant batteries;
 - Provisions that create attractive communities for the long term and that create a distinctive sense of place.
 - Use of transferable development rights from agricultural lands identified for protection.
- **Land Use Action Item 1.4.7:** Repeal the use of the cluster subdivision code from the Western Weber Planning Area. Adopt a new park-amenitized subdivision tool applicable to areas designated for medium-to-large residential lots that requires meaningful park space and park improvements. Such an ordinance may consider the following:
- Require no less than 50 percent open space donation.
 - On the remaining 50 percent, reduce the lot size requirement to an average of 50 percent of the zone’s minimum.
 - Allow no more than 50 percent of the lots to be reduced to a size that equals 25 percent of the zone’s minimum.
 - Only allow residential lot or unit bonuses for preservation of at least 20 acres of recreational open space, or another open space area that provides a community benefit.
 - Require the open space be developed as a public park and donated to the park district or other jurisdictional agency for operations and maintenance. If no park is desirable or acceptable at the time, then allow the open space to be either owned and operated by the subdivision’s homeowner’s association, or held privately as preservation or conservation land. Encourage third-party conservation easement ownership.

- Instead of preserving open space in the same subdivision, allow a proportionate acreage to be donated and improved as public park space elsewhere within half-mile of the subdivision, as may be desired by the park district.
- **Land Use Action Item 1.4.8:** To encourage a variety of housing options, lot-averaging requirements should be amended to allow lots that are no less than 50 percent of the minimum lot area and width allowed in the development, provided the total number of lots equals the same average density otherwise allowed.
- **Land Use Action Item 1.4.9:** Reduce the county's flag lot standards to be no less than twice the area otherwise required for a lot in the development (this area should excluding the flag stem of the lot). A flag lot should not be counted toward lot averaging calculations.

LAND USE PRINCIPLE 1.5: Buffer uses that are dissimilar or will be disharmonious adjacent to each other.

- **Land Use Action Item 1.5.1:** As provided on the Future Land Use Map, provide land use buffers between dissimilar uses. Commercial areas should be buffered from single-family residential areas with mixed-use residential. Heavier commercial or manufacturing uses should be buffered from residential uses with uses that gradually increase in intensity.

LAND USE: COMMERCIAL & INDUSTRIAL

2

GOAL 2 – COMMERCIAL: In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation of a community village that offers a wide variety of multi-family housing and commercial opportunities, and focuses on attractive building, site, and street design more than land uses.

LAND USE PRINCIPLE 2.1: Oversaturating an area with commercial zoning without the population-base needed to support it is most likely to result in sprawled vehicle-oriented commercial developments dotted around the community. Steer appropriate commercial land uses to walkable village areas before considering commercial zoning outside the villages.

- ❑ **Land Use Action Item 2.1.1:** Except for compelling public interests otherwise, do not undermine the creation of walkable villages by allocating commercial zoning outside of the walkable village areas ahead of market demands.
- ❑ **Land Use Action Item 2.1.2:** After applying an initial commercial zone to an identified village area, maintain a slight scarcity of commercial acreage. This scarcity will help motivate incoming commercial services to be located in the commercial villages. In turn, the congregation of commercial services in village areas will result in a shared economic benefit for all of the village's businesses.

LAND USE PRINCIPLE 2.2: In areas planned for mixed-use commercial, provide zoning or other regulatory tools that enable the creation of a community village that offers a wide variety of multi-family housing and commercial opportunities, and focuses on attractive building, site, and street design more than land uses.

- **Land Use Action Item 2.2.1:** Enable the creation of a mixed-use commercial regulatory tool in areas generally depicted in *Map 5: Future Land Use*. Consider using a form-based code to help shape the general appearance of buildings and provide appropriate street design requirements. Explore the form and function of each area during the small area planning specified in *Community Character Action Item 2.1.1*. See also *Land Use Action Item 2.3.1*.
- **Land Use Action Item 2.2.2:** Ensure that residential development does not overwhelm or undermine future street-level commercial opportunities. Consider building setbacks for residential buildings that preserve street frontage for future street-level commercial buildings and uses.
- **Land Use Action Item 2.2.3:** Ensure development regulations provide for pedestrian priority in these areas. Design streets in a manner that signals to drivers that pedestrians are present and have priority use of the street. Ensure site plans provide efficient and direct pedestrian access to businesses and buildings from the street right-of-way.

LAND USE PRINCIPLE 2.3: In areas planned for vehicle-oriented commercial land uses, provide zoning or other regulatory tools that better support the creation of vehicle-oriented commercial opportunities, but still allow residential opportunities above the first story. Automobile oriented areas should not be designed as automobile dependent communities.

- **Land Use Action Item 2.3.1:** Enable the creation of vehicle-oriented commercial land uses in areas generally depicted in the *Map 5: Future Land Use*. In concert with mixed-use commercial *Land Use Action Item 2.2.1*, consider using a form-based code to help shape the general appearance of buildings and provide appropriate street design requirements. Explore the form and function of each area during the small area planning specified in *Community Character Action Item 2.1.1*.
- **Land Use Action Item 2.3.2:** Design streets in a manner that signals to drivers that pedestrians may be present. Balance the need for street thoroughfare efficiencies and pedestrian safety. Ensure site plans provide efficient and direct pedestrian access to businesses and buildings from the street right-of-way.

LAND USE PRINCIPLE 2.4: In areas planned for heavy commercial land uses, rezone properties to a commercial zone that supports the heaviest types of commerce in the industry. Heavy commercial may include retail operations, but it is also intended to provide a transitional zone between vehicle-oriented commercial uses and light manufacturing uses. Most heavy commercial does not fit harmoniously next to mixed-use or multi-family housing.

- **Land Use Action Item 2.4.1:** Rezone properties depicted on the Future Land Use Map as heavy commercial to a commercial zone that supports the heaviest types of commerce in the industry.
- **Land Use Action Item 2.4.2:** Buffer heavy commercial from residential uses by utilizing natural or man-made features to create a hard edge between the two, or by placing a zone between them that can exist in harmony with both, such as an office or tech park, open space, or agriculture.

3 **GOAL 3 – BUSINESS, TECH, & INDUSTRY:** As part of the County’s economic growth strategy, the County will pursue options to bring basic sector jobs to the area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech, innovation jobs, industrial, and manufacturing jobs.

LAND USE PRINCIPLE 3.1: Provide reasonable locations for basic sector jobs to be located. Encourage the creation of an industrial mega site and pursue opportunities to bring in tech-oriented jobs.

- **Land Use Action Item 3.1.1:** Enable the creation of an industrial mega site west of 8300 West. Ensure adequacy of land use separations between industrial and manufacturing uses and residential and mixed-use commercial areas. Separate heavy manufacturing and other types of manufacturing/industrial uses. Create commercial design standards for areas other than heavy manufacturing that will generate an attractive business area.
- **Land Use Action Item 3.1.2:** Provide adequate locations for an office or tech park. As provided in **Land Use Action Item 2.4.2**, because of the quiet nature of an office or tech park, this use can buffer heavier commercial or industrial uses from residential or mixed-use village areas.

LAND USE: AGRICULTURE

4

GOAL 4 – AGRICULTURE: Agricultural uses should be located in appropriate areas that are harmonious with adjacent land uses.

LAND USE PRINCIPLE 4.1: Areas planned for agricultural land uses should be land that is removed from sewer infrastructure, but are prime for agricultural pursuits.

- Land Use Action Item 4.1.1:** In areas planned for agriculture, encourage a lot or parcel to be no less than two acres.
- Land Use Action Item 4.1.2:** Larger lots or parcels should be incentivized by creating a transferable or purchasable development right overlay ordinance or similar program and applying it to land that is prime for agricultural crop production as opportunities arise.
- Land Use Action Item 4.1.3:** In tandem with **Land Use Action Item 1.3.4**, establish a program in which residential density can be increased if the developer purchases an agricultural conservation easement in areas shown on the future land use map as planned for agriculture. Establish the densities that will be authorized when creating the program and related ordinance.
- Land Use Action Item 4.1.4:** Where the agricultural protection area is depicted on the Future Land Use Map, create incentives to landowners for keeping the land in agricultural production and for keeping it contiguous to other agriculturally protected lands. Work with landowners to convert their agricultural protection areas to agricultural conservation areas. Encourage the creation of a local nonprofit land trust, or work with another existing land trust, to secure conservation easements on these parcels. When possible and practical, discourage residential development that interrupts the contiguity or potential contiguity of agricultural operations.

LAND USE PRINCIPLE 4.2: Heavy and medium intensity agricultural uses should only be allowed in areas designated for agriculture on the Future Land Use Map, or as otherwise mapped during small-area planning specified in **Community Character Action Item 2.1.1**.

- **Land Use Action Item 4.2.1:** Encourage new agricultural pursuits to be located in areas planned for agriculture.
- **Land Use Action Item 4.2.2:** During small area planning, as provided in **Community Character Item 2.1.1**, identify with farm operators the lands that should be preserved for agricultural uses. In concert with **Land Use Principle 5.1**, pursue a transfer or purchase of development rights program to permanently remove the density from the farmland and transfer it into village areas or other more appropriate areas.

LAND USE PRINCIPLE 4.3: Light agricultural uses should be encouraged and preserved in residential areas.

- **Land Use Action Item 4.3.1:** Encourage and support the preservation of light agricultural uses in residential areas, provided the agricultural uses are operated and maintained in a manner that is keeping with the quiet peace and enjoyment of the area.
 - This may include hobby farming and community gardens, but should not include agricultural uses that use chemical sprays, require night operations, or use equipment larger than is typical for a residential street lane.



Image 28 - Heavy (Commercial) Agriculture
Image credit: <https://www.bentoli.com/wp-content/uploads/2017/10/Agriculture-Facts-e1509466323552.jpg>



Image 27 - Light (Neighborhood) Agriculture
Image credit: https://www.nrcs.usda.gov/Internet/FSE_MEDIA/nrcseprd1932225.jpg

LAND USE: OPEN SPACE

5

GOAL 5 – OPEN SPACE: Provide for the health, well-being, and community character by fostering the creation of preservation, conservation, and appropriate maintenance of valuable open spaces. (See also Chapter 6 Parks and Recreation).

LAND USE PRINCIPLE 5.1: Encourage the grass-roots creation of a local land trust to purchase the development rights from a landowner's property, and place a permanent and perpetual no-build easement on it.

- **Land Use Action Item 5.1.1:** Encourage the grass-roots creation of a local land trust to purchase the development rights from a landowner's property, and place a permanent and perpetual no-build easement on it.
- **Land Use Action Item 5.1.2:** Create a transferable development rights program in which bonus densities are offered to a developer for purchasing development rights from a large landowner. Create a means of prioritizing lands most critical to protect.
- **Land Use Action Item 5.1.3:** Continue to monitor the public's support for the creation of a special assessment tax to compensate farmers for not developing.

LAND USE PRINCIPLE 5.2: Open space areas within residential areas should be provided as a means of breaking up development, providing recreational opportunities, and enhancing visual aesthetics of a neighborhood. **See also Parks and Recreation Principle 1.3** and applicable Parks and Recreation Action Items.

LAND USE PRINCIPLE 5.3: Provide a regional parks and trails system along the Weber River. **See Park and Recreation Goal 1** for more information.

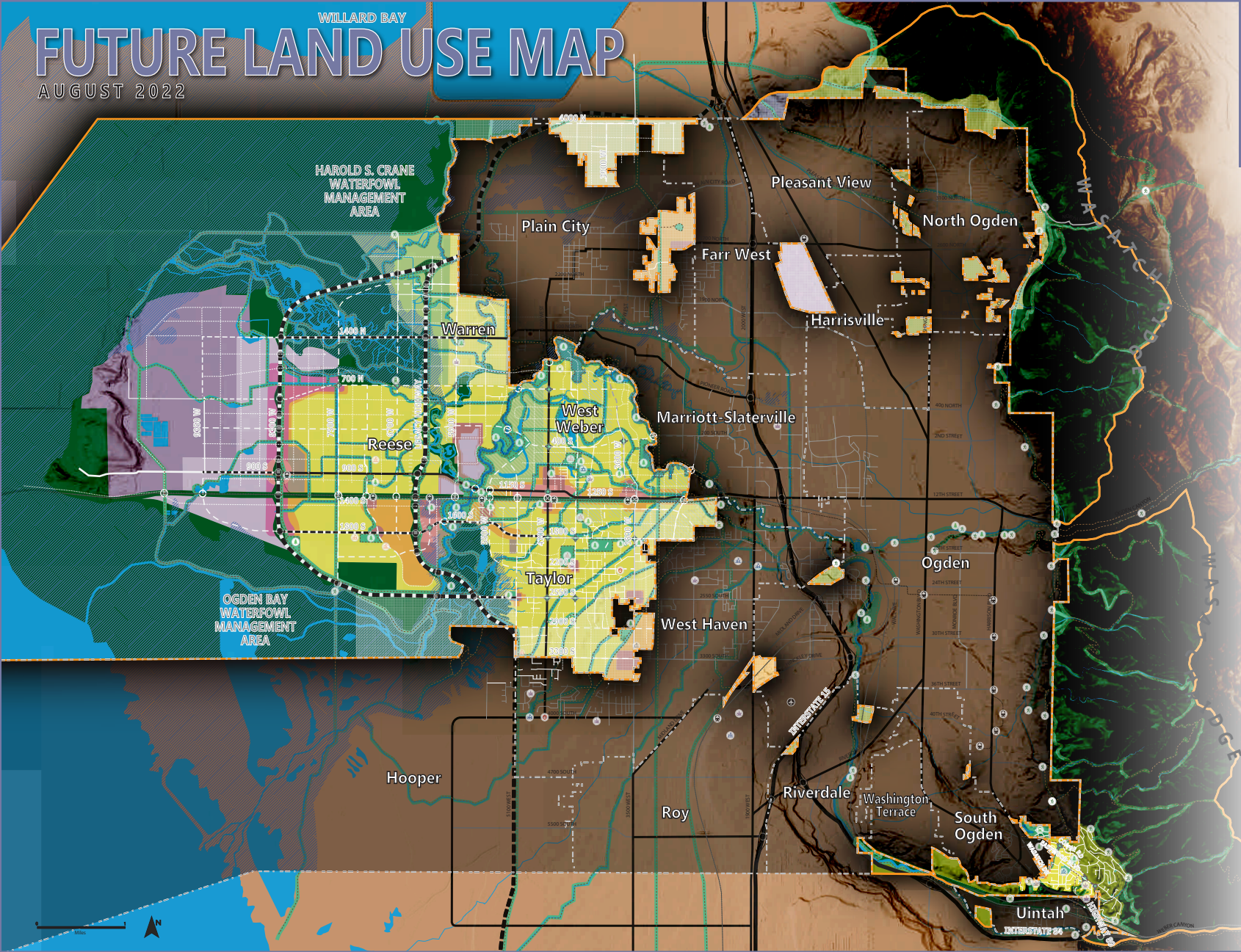
LAND USE PRINCIPLE 5.4: Natural open lands should be preserved for their natural resources and support local wildlife.

- **Land Use Action Item 5.4.1:** Support the use of floodplain areas as natural parks. Natural parks should remain predominantly native, but walkways, benches, interpretive signage, and other improvements that provide a public use benefit should be considered.
- **Land Use Action Item 5.4.2:** Support the creation of a wetland preservation area in one or more of the parks to allow for wetland mitigation under Army Corps of Engineers requirements.
- **Land Use Action Item 5.4.3:** Continue to support the preservation of the lakeshore area as an open space and wildlife habitat.

6 GOAL 6 – MINING & MINERALS: See Environment and Resource Management Goal 5.

FUTURE LAND USE MAP

AUGUST 2022



FUTURE LAND USES

- Natural Open Space
- Parks/Recreation
- Agriculture
- Rural Residential Lots
- Medium to Large Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

COMMUNITY

- ⊕ Walkable Village (1/4 Mile Radius)
- Existing or Future Trail/Pathway
- Streetside-Pathway
- Trailhead
- Bike Lane
- ⊙ Future School
- ⊙ Cemetery
- ⊙ Park
- ⊙ Existing School
- ⊙ Airport
- ⊙ Church
- ⊙ Incorporated
- ⊙ Emergency Services
- ⊙ Planning Area

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody
- FEMA Flood Boundary

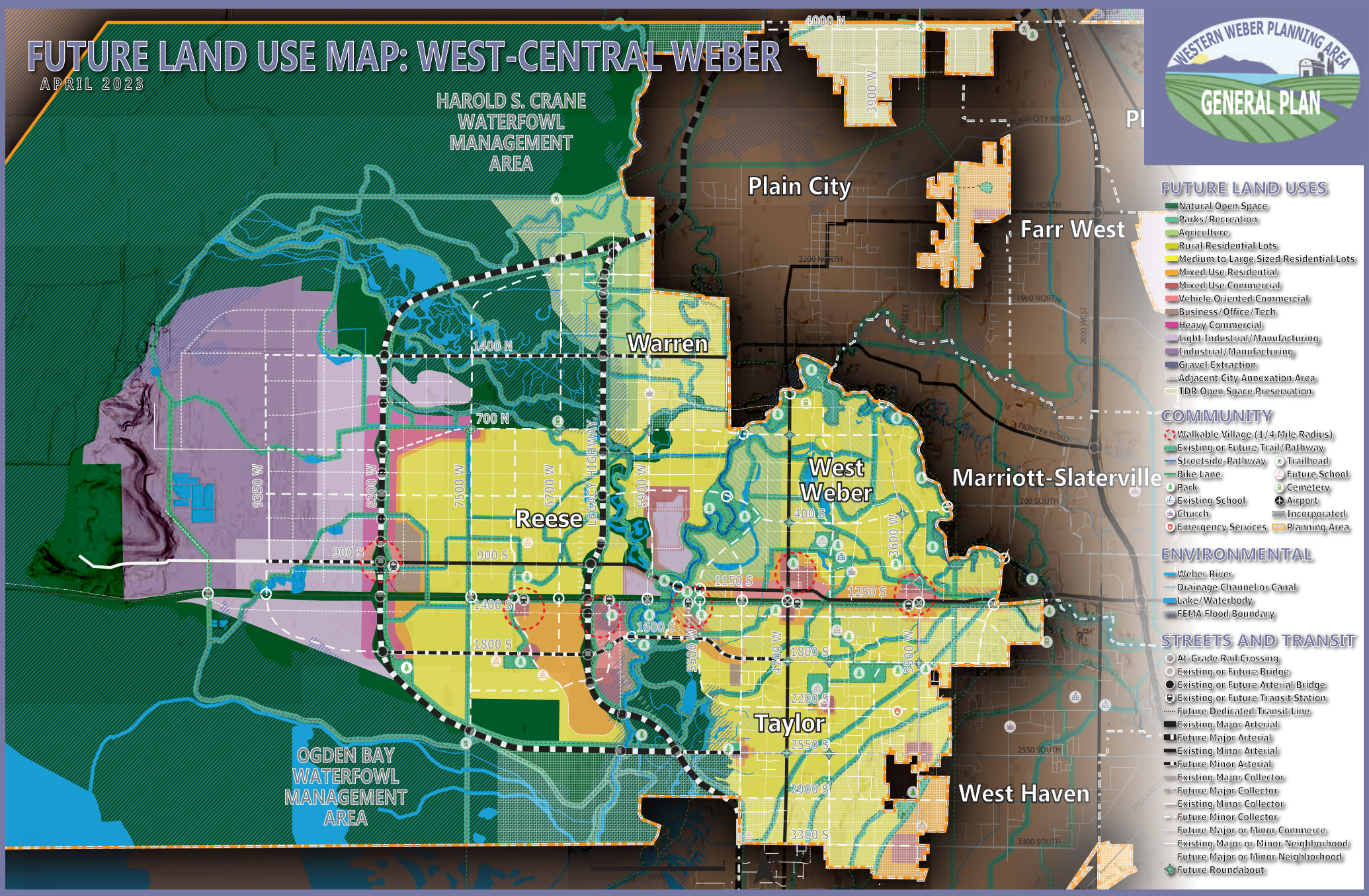
STREETS AND TRANSIT

- ⊙ At-Grade Rail Crossing
- ⊙ Existing or Future Bridge
- ⊙ Existing or Future Arterial Bridge
- ⊙ Existing or Future Transit Station
- Future Dedicated Transit Line
- Existing Major Arterial
- Future Major Arterial
- Existing Minor Arterial
- Future Minor Arterial
- Existing Major Collector
- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- Future Major or Minor Commerce
- Existing Major or Minor Neighborhood
- Future Major or Minor Neighborhood
- Future Roundabout



FUTURE LAND USE MAP: WEST-CENTRAL WEBER

APRIL 2023



FUTURE LAND USES

- Natural Open Space
- Parks/Recreation
- Agriculture
- Rural Residential Lots
- Medium to Large Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

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- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- Future Major or Minor Commerce
- Existing Major or Minor Neighborhood
- Future Major or Minor Neighborhood
- ⊙ Future Roundabout

HAROLD S. CRANE WATERFOWL MANAGEMENT AREA

OGDEN BAY WATERFOWL MANAGEMENT AREA

Plain City

Farr West

Warren

Reese

West Weber

Marriott-Slaterville

Taylor

West Haven

LEGACY HIGHWAY

MOLANDY

FUTURE LAND USE MAP - UINTAH HIGHLANDS

AUGUST 2022



South Ogden

Uintah

FUTURE LAND USES

- Natural Open Space
- Parks/Recreation
- Agriculture
- Large Sized Residential Lots
- Medium Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

COMMUNITY

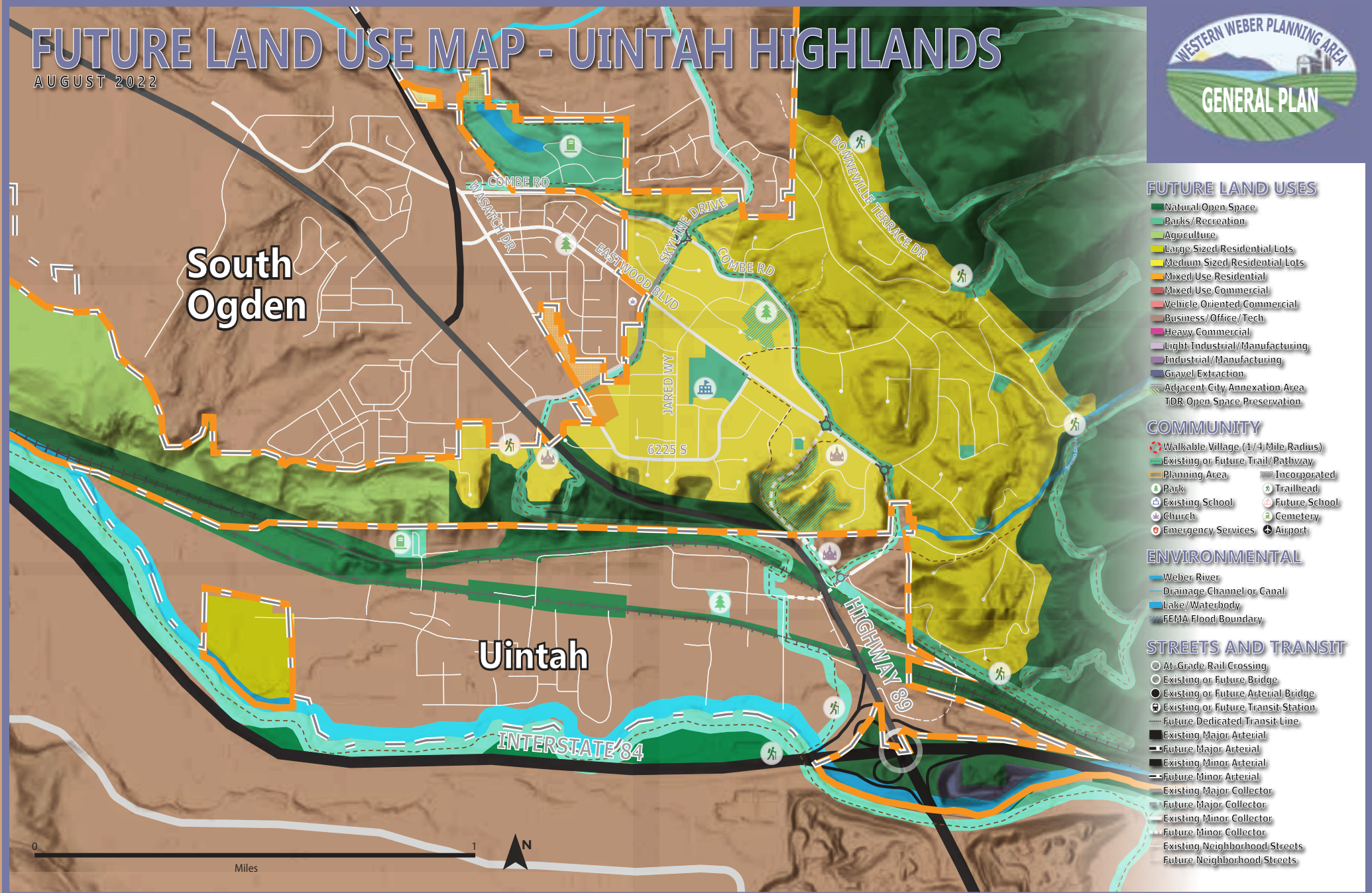
- ⊕ Walkable Village (1/4 Mile Radius)
- Existing or Future Trail/Pathway
- ▭ Planning Area
- ▭ Incorporated
- ⊕ Park
- ⊕ Existing School
- ⊕ Church
- ⊕ Emergency Services
- ⊕ Trailhead
- ⊕ Future School
- ⊕ Cemetery
- ⊕ Airport

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody
- FEMA Flood Boundary

STREETS AND TRANSIT

- At-Grade Rail Crossing
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- Future Major Arterial
- Existing Minor Arterial
- Future Minor Arterial
- Existing Major Collector
- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- Existing Neighborhood Streets
- Future Neighborhood Streets





Vision

The residents of the Western Weber Planning Area recognize that housing attainability is essential to the stability of sustainable communities. **Residents want housing options that provide for the housing needs and desires of a diverse, vibrant, and inclusive population.** Residents recognize that current housing options and supply are so constrained that housing affordability is becoming unattainable for newer families that are less economically established, as well as the aging population that might be on fixed incomes. **Housing choices should be attainable for people at various incomes, ages, and stages of life.** Locating higher housing densities in close proximity to walkable village areas and better transportation options will help secure access to opportunities for many, and providing other areas in which medium and large-lot single-family neighborhoods can organically evolve will provide for the rest.

Existing & Projected Conditions

This chapter is intended to satisfy the State of Utah's requirement to provide a moderate income housing plan for the planning area¹. It also provides a glance of the demographics of the planning area, as well as housing characteristics that go beyond the minimum moderate income housing provisions.

A county-wide review of existing conditions and projected trends can be found in

¹ UCA 17-27a-403

Appendix 3C. A moderate income household is a household that earns 80 percent or less of the county's median household income.² Moderate income housing is housing that the moderate income household can afford. Affordability has been determined by industry standard to equal 30 percent or less of the annual household income. For the moderate income analysis in this chapter, the county's median household income was

² UCA 17-27a-103

applied to the Western Weber Planning Area to discover the number of moderate income households and the availability of moderate income housing stock.

DATA SOURCES & METHODS

A typical and predictable method of analyzing demographics and housing data is by using specific geographic boundaries as designated by the U.S. Census Bureau. Unfortunately, there are not census designated geographies that isolate data for the Western Weber Planning Area or subarea therein. To analyze existing conditions and provide estimated projections that are specific to the geography of the planning area, a variety of sources must be used. Because each source has its own unique method of aggregating data, the data will have varying results when used together.

In addition to the unique challenges of not having specific census geography, the COVID-19 pandemic has created severe limitations in collecting complete and/or accurate information for the 2020 Census. Thus, when we rely on census data, it is data that comes from the American Community Survey.

Complicating data analysis further, the Wasatch Front area is in the midst of a housing supply shortage which has caused housing prices to dramatically increase over the last few years. Combining old demographics and housing data with current conditions creates a wide degree of variance when it comes to projecting future trends. In an attempt to adjust for this variance, the analysis herein applies a multiplier to both household income and housing values that better reflects the accuracy of existing conditions.

Nonetheless, the data presented in this chapter, however varied or incomplete as it may be, still provides valuable clues to the bigger picture of what has and will continue to occur in the area.

In part, population, household, and housing unit data for West Central Weber comes from the Wasatch Front Regional Council's Real Estate Market Model (REMM). This model uses a combination of county parcel data, U.S. Census Bureau data, and aerial imagery analysis and provides estimates for the exact geographies of West Central Weber and the Uintah Highlands.

For the other part, this chapter uses parcel data created and managed by the Weber County Assessor's office.

Lastly, this chapter uses several census tracts to review growth trends.³ Generally, these tracts include area within an adjacent city. If a city's trends and patterns are not similar to those of the unincorporated area, inclusion of it will skew the data to some degree.

Due to these data analysis constraints, none of the unincorporated islands spotted throughout the incorporated cities were included.

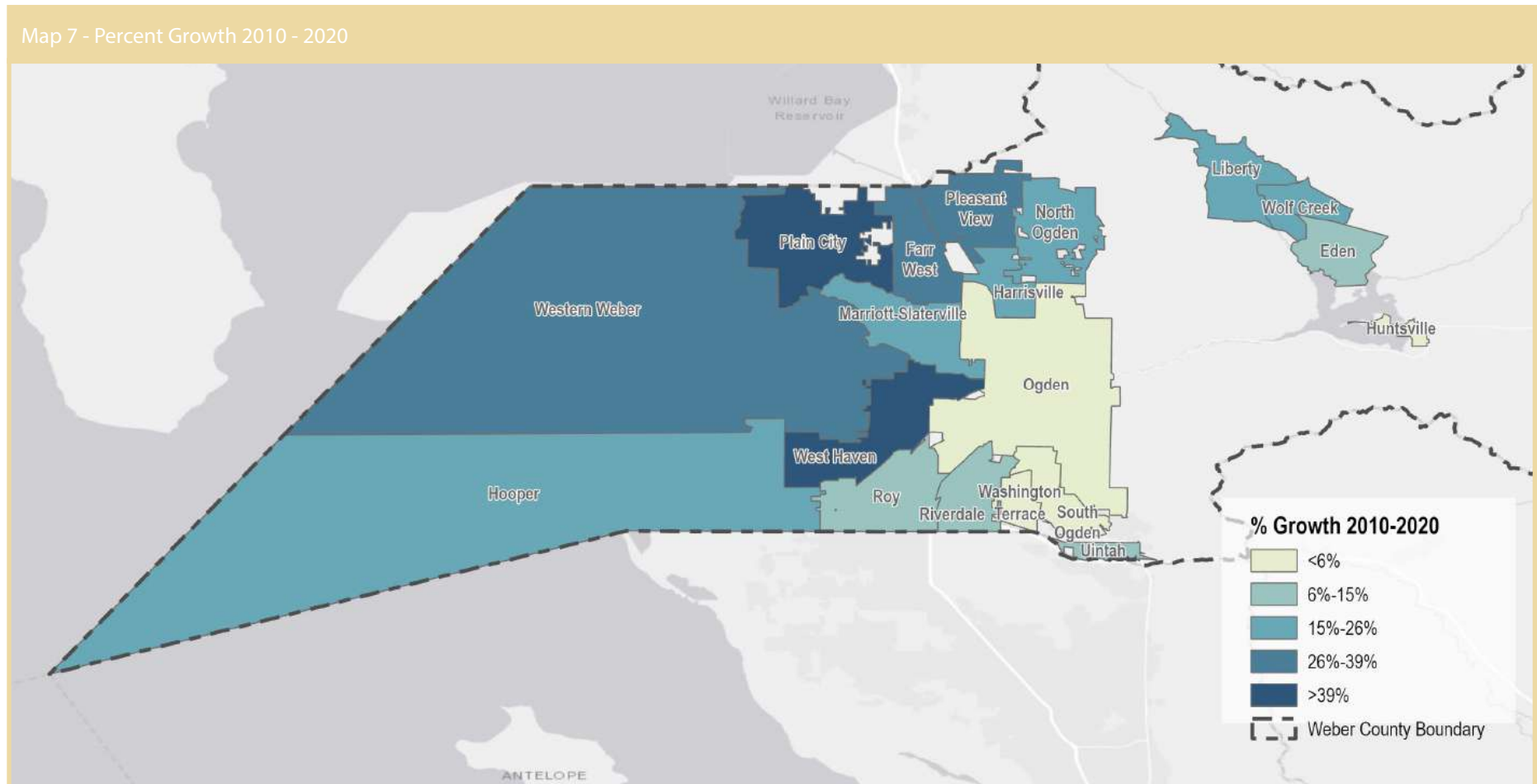
³ U.S. Census Bureau data presented here are for Census tracts 2104.03, 2104.04, and 2105.05 (2010 & 2020 geography)



Population Characteristics

PLANNING AREA SNAPSHOT

NOTE: This section does not include the smaller islands of the Western Weber Planning Area that are interspersed among incorporated places.



WEST-CENTRAL AREA

The population in West-Central Weber grew rapidly over recent years (**Figure 29**). It grew about 39 percent between 2010 and 2020, compared to a 13 percent increase in the countywide population. In 2019, approximately 4,000 people lived in this area, and based on the area's 2022 number of dwelling units and the average household size of 3.21, there were an estimated 5,100 people in West Central Weber at the time of this plan's adoption. Stated another way, West Central Weber grew approximately 200 people per year between 2010 and 2022. If this trend continues, the area will have approximately 10,700 people by 2050. That would mark a 167 percent increase from 2019's population.

Current trends might not be telling the whole story about the potential for growth in the area. It should be noted that the neighboring West Haven City is growing significantly faster. Over this same 12-year period, West Haven City's population grew by approximately 700 new people per year. Given the recommended land use designations provided on **Map 5: Future Land Use** and their likeness to some of the land uses in West Haven City, and given that the characteristics of land in the West-Central Weber area are similar to those in West Haven City, it is reasonable to foresee a similar rate of growth in West Central Weber. Adding 700 people per year to the current West Central Weber population would result in a population of approximately 11,188 by 2032 (a 167 percent increase), and a population of approximately 30,788 by 2060.

UINTAH HIGHLANDS AREA

Population trends in Uintah Highlands follow a similar pattern (**Figure 30**). In 2019, 1,832 people lived in this area, and estimates put 2022's population at 1,896. Growth is predicted to rise quickly, although not as rapidly as in West Central Weber. Uintah Highlands may grow to 2,400 people by 2060, a 30 percent increase from 2019.

Figure 29 - Western Central Weber Population Projections

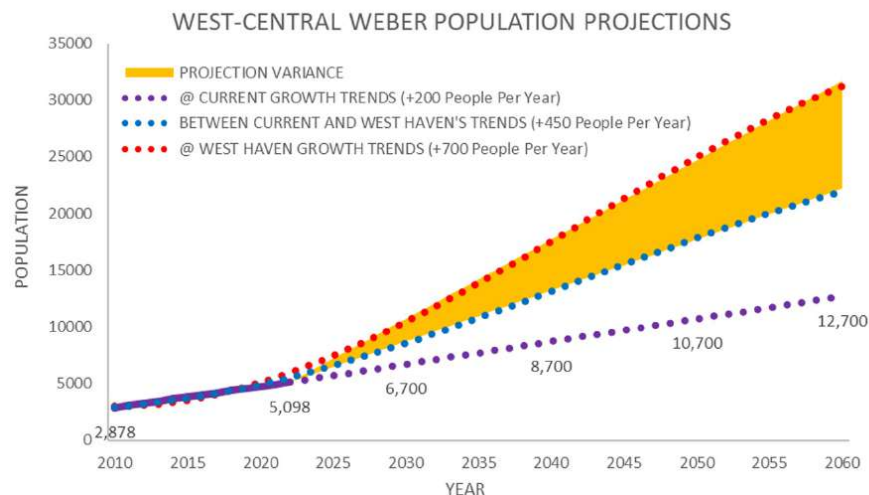


Figure 30 - Uintah Highlands Weber Population Projections

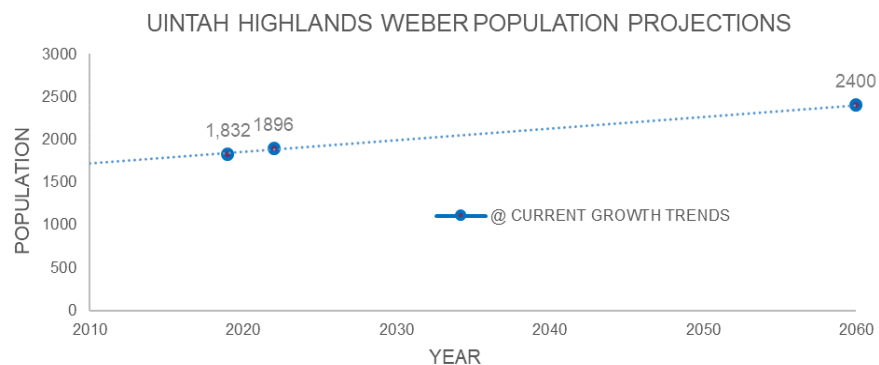
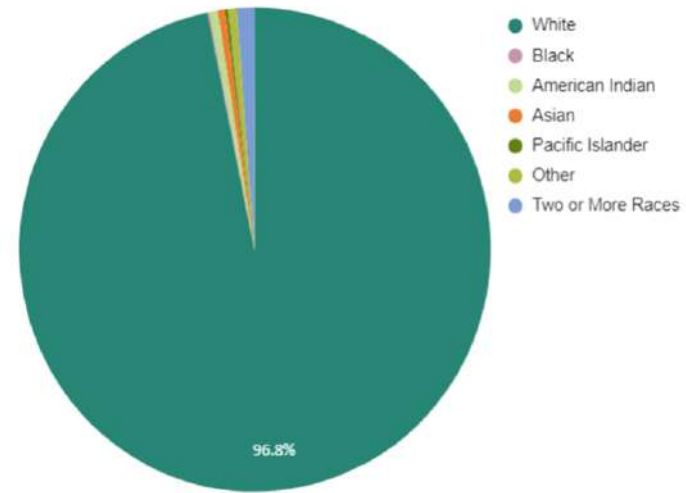


Figure 31 - Race & Ethnicity Breakdown



RACE & ETHNICITY

As shown in **Figure 31 - Race & Ethnicity Breakdown on page 72**, estimates indicate that 96.8 percent of West Central Weber’s residents are White, and 4.6 percent identify as Hispanic or Latino of any race as of 2019. 7.5 percent of West Central Weber households were racial minorities in 2019.

OTHER POPULATION CHARACTERISTICS

Table 6 - Additional Population Characteristics on page 72, based on 2019 American Community Survey data, shows additional population characteristics of both West Central Weber and Uintah Highlands, and compares them to Weber County. The planning area had a median age of 34.8, compared to the countywide figure of 32.7. The area’s average household size was 3.21, which is up 5.24 percent from the 3.05 of 2010. The area is trending similar to the countywide’s 4.5 percent increase in household size over the same period, and surpasses the State’s 3.1 average household size. Approximately 6.6 percent of the households consists of seniors living alone, compared to 8.4 percent for the entire county. 4.8 percent of households were headed by single parents. 21.1 percent of households were cost-burdened, including 22.9 percent of renter households. The percentage of cost-burdened households declined from 27.5 percent in 2010 to 21.1 percent in 2019. Both West Central Weber and Uintah Highlands boast median household incomes approximately \$10,000 per year above that of Weber County as a whole.

Table 6 - Additional Population Characteristics

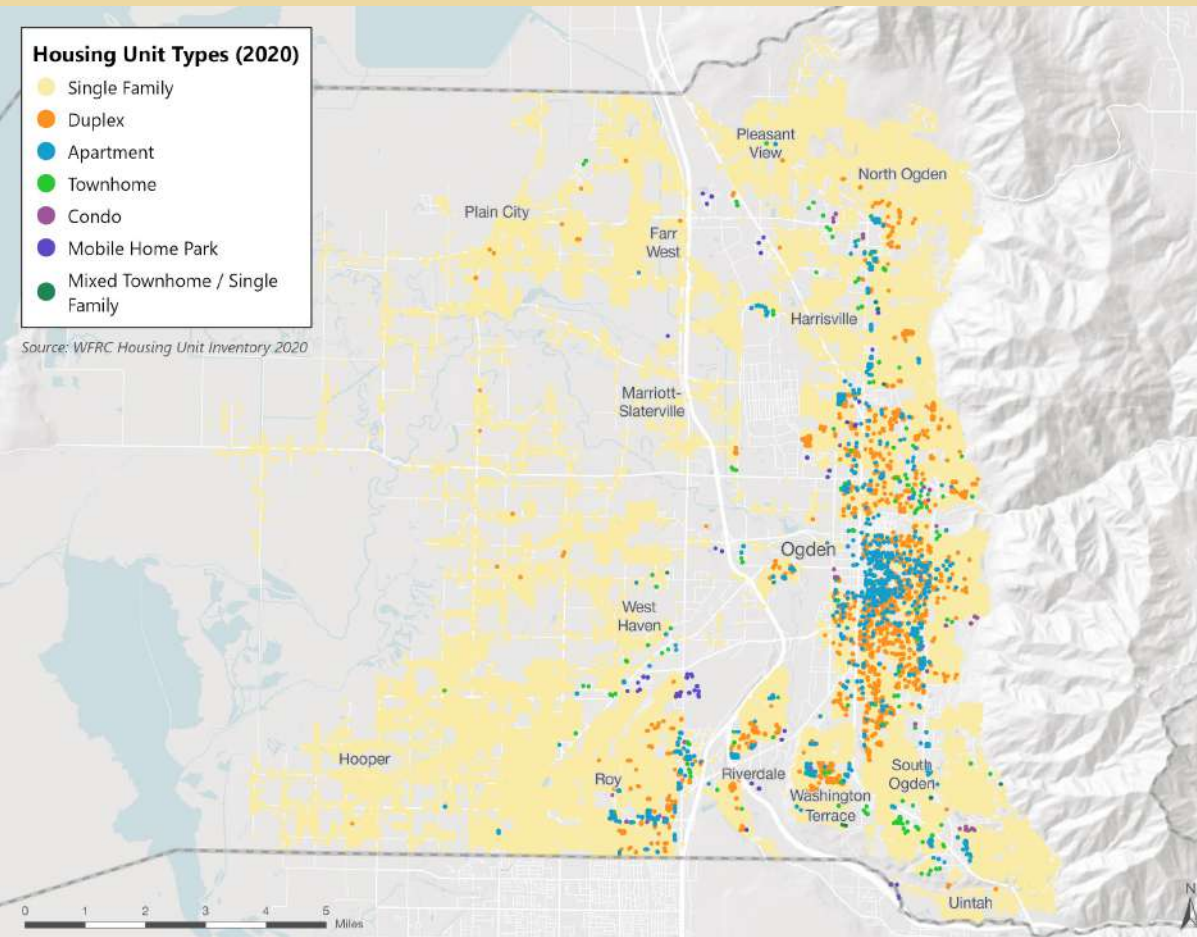
Use	Western Weber Planning Area	Weber County
Median Household Income	\$77,462	\$67,244
% Cost Burdened Households	21%	24%
% Cost Burdened Renter Households	23%	39%
Median Age	34.8	32.7
Average Household Size	3.21	2.97
% Single-Parent Households	4.8%	6.9%
% 65+ Living Alone Households	6.6%	8.4%
% Households with Children Under 18	47.3%	39.6%

Source: U.S. Census Bureau - 2019 ACS 5-Year Estimates, Tables S0101, S1101, and DP02.

Housing Characteristics

TENURE, TYPES, & ESTIMATES

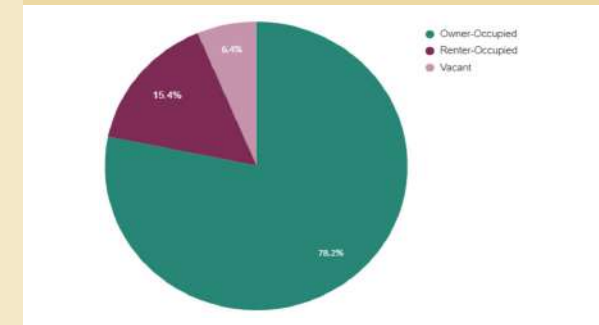
Map 8 - Housing Unit Types



TENURE

As shown in **Figure 32 - Owner-Occupied, Renter-Occupied, and Vacant Units on page 73**, 78.2 percent of West Central Weber's occupied housing units were owner-occupied as of 2019, with a vacancy rate of 6.5 percent. West Central Weber's

Figure 32 - Owner-Occupied, Renter-Occupied, and Vacant Units



homeownership rate rose by 2.7 percent between 2010 and 2019.

HOUSING TYPES

In 2019, based on data from the Wasatch Front Regional Council (2019 REMM), 100 percent of the total residential units in both West Central Weber and the Uintah Highlands area were detached single-family dwellings. This contrasts with that of the County, which

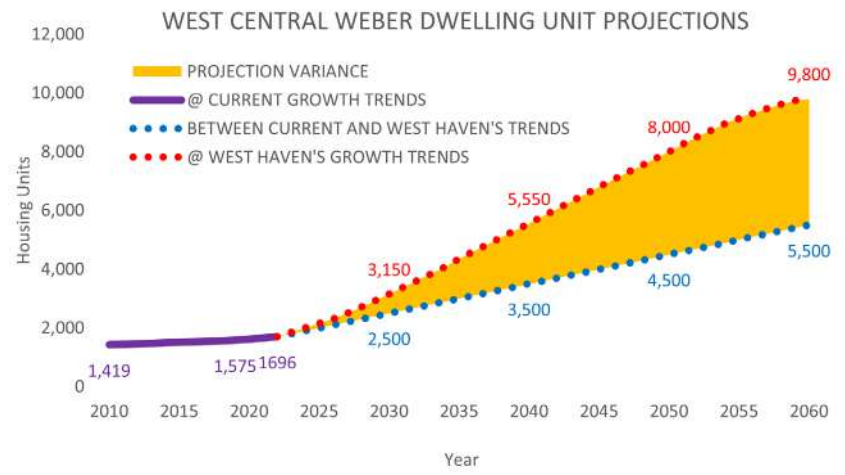
had 71.6 percent detached single-family dwellings and 19.6 percent multifamily dwellings in 2019.

WEST CENTRAL WEBER HOUSING ESTIMATES

West Central Weber had an estimated 1,575 single-family dwellings in 2019. This is up from 1,318 in 2003, and 1,419 in 2010. 2022 County Assessor data shows that the area currently has 1,696 single-family dwellings, which means between 2010 and 2022 the area grew by approximately 23 dwelling units per year. At this rate, the area will have approximately 2,340 dwelling units by 2050.

However, as with population trends, this rate of growth may not be portraying a complete story about the future of the area. Based on population increases and median household size, the neighboring West Haven City grew approximately 218 dwellings per year over this same 12 year period. If job growth and household sizes remain relatively constant in the area, then at some point in the future it's not unreasonable to foresee 100 to 220 new dwelling units added to the area annually. Projected out to 2050, there could be as many as 4,500

Figure 33 - Western Central Weber Dwelling Unit Projections



UINTAH HIGHLANDS AREA HOUSING ESTIMATES

– 8,000 dwelling units in West Central Weber as shown in **Figure 33 - Western Central Weber Dwelling Unit Projections on page 74.**

Household Income Characteristics & Housing Cost-Burden

A household is considered cost-burdened when it spends more than 30 percent of its gross monthly income on housing.

PLANNING AREA SNAPSHOT

The Uintah Highlands had an estimated 841 single-family dwellings in 2019. Most of the area has reached build-out. It is projected that there will be 907 dwellings by 2050.

HOUSING COSTS – COUNTY-WIDE

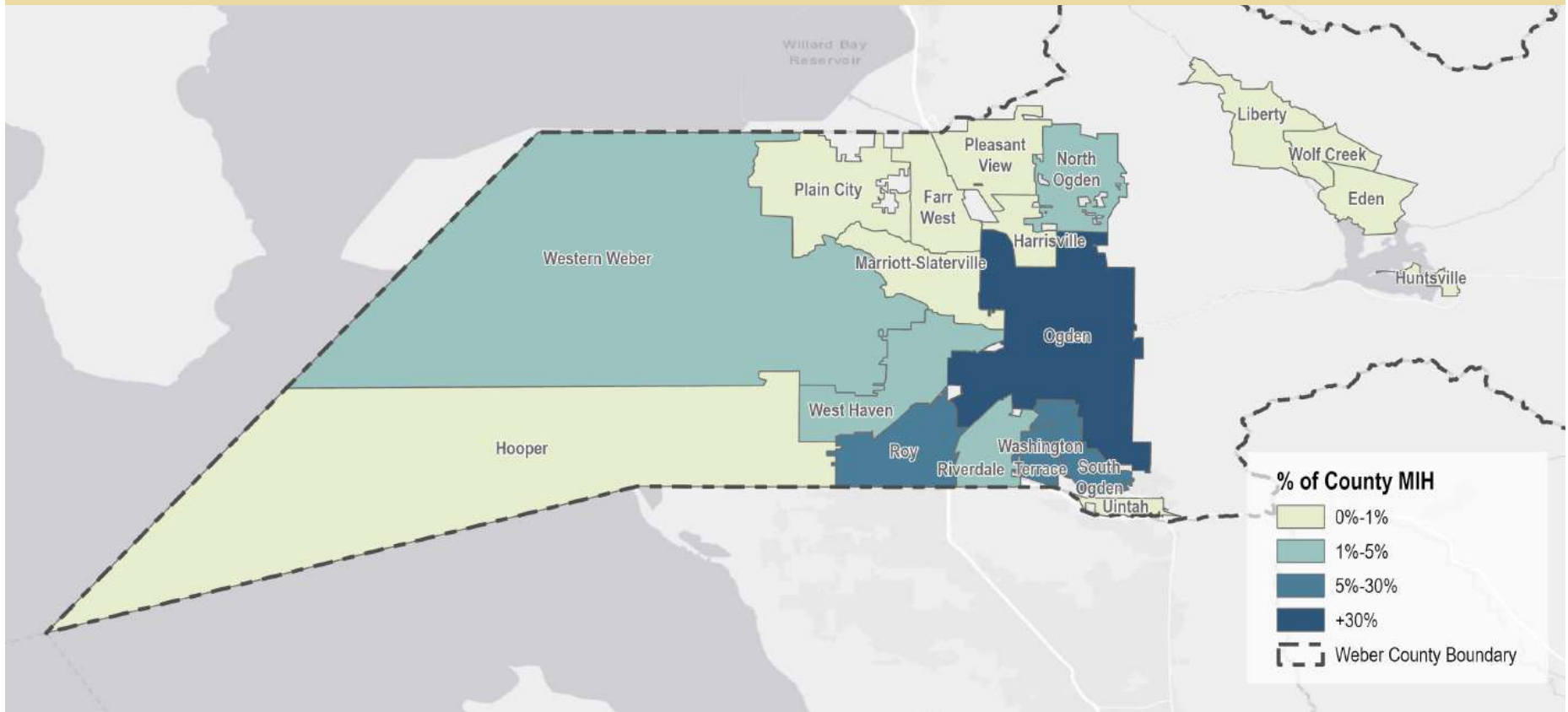
Table 7 - 2019 Comparisons for Both Median Household Income and Cost-Burdened Households on page 75 shows Weber County’s 2019 median household income compared to its neighboring counties and the State of Utah. Weber County had a lower median household income (\$67,244) than Davis County (\$83,310), Salt Lake County (\$74,865), and the State of Utah (\$71,621),

Table 7 - 2019 Comparisons for Both Median Household Income and Cost-Burdened Households

2019	Median Household Income	% Cost-Burdened Households	# Cost-Burdened Renter Households	% Cost-Burdened Renter Households	# Cost-Burdened Homeowner Households with Mortgage	% Cost-Burdened Homeowner Households with Mortgage
Weber County	\$67,244	23.8%	8723	39.2%	9660	22.2%
Liberty	\$93,583	35.5%	0	0.0%	94	19.9%
Ogden	\$50,061	28.9%	5417	41.9%	2869	11.8%
Wolf Creek	\$114,306	28.1%	60	69.8%	90	13.1%
Washington Terrace	\$63,503	27.9%	535	51.6%	298	10.7%
Harrisville	\$74,342	24.3%	94	41.2%	386	12.5%
Marriott-Slaterville	\$74,342	23.4%	49	40.2%	110	14.2%
West Haven	\$77,733	22.8%	419	42.3%	478	8.9%
Plain City	\$74,714	21.5%	0	0.0%	403	15.8%
Hooper	\$96,688	20.7%	36	36.0%	471	12.4%
Roy	\$70,032	20.4%	752	36.4%	1682	10.6%
Riverdale	\$56,000	19.9%	228	25.8%	235	8.2%
South Ogden	\$68,585	19.8%	479	27.7%	689	11.6%
North Ogden	\$81,198	19.3%	334	37.8%	716	9.6%
Uintah	\$90,208	19.0%	6	10.7%	60	12.4%
Pleasant View	\$98,765	17.6%	179	41.6%	323	9.3%
Huntsville	\$69,861	17.3%	3	12.0%	36	16.1%
Farr West	\$90,917	14.7%	29	18.3%	248	9.6%
Eden	\$118,558	10.6%	0	0.0%	27	8.5%
West Central Weber	\$77,463	21.0%	49	49.0%	No Data	No Data
Uintah Highlands	\$74,331	21.0%	25	25.0%	No Data	No Data

Source: U.S. Census Bureau 2019 ACS 5-Year Estimates, Table S2506 and B25070, and WFRC's Real Estate Market Model (REMM). For communities highlighted in pink, the projected growth rate in median household income was calculated using the WFRC's Real Estate Market Model. All other communities used U.S. Census Bureau ACS Data.

Map 9 - Percent of County Moderate-Income Housing Supply by Community



and a higher income than Box Elder County (\$62,233) (2019 ACS 5-Year Estimates). Accounting for inflation, median household income has increased from 2010 (\$63,412) to 2019 (\$67,224) by nearly \$4,000 (2019 ACS 5-Year Estimates).

The median homeowner in Weber County spent \$1,378 per month on housing costs in 2019. That is less than the median for the State of Utah (\$1,551), Davis County (\$1,600),

and Salt Lake County (\$1,645) but more than Box Elder County (\$1,298) (2019 ACS 5-Year Estimates). Median renters paid \$891 each month – less than the State (\$1,037), Davis County (\$1,105), and Salt Lake County (\$1,118) but more than Box Elder County (\$747) (2019 ACS 5-Year Estimates).

Renter and owner costs vary across Weber County's municipalities and census-designated places. Unsurprisingly, the

unincorporated resort community of Wolf Creek had the highest median rent (\$2,642) and owner costs (\$2,542). Other high-rent communities included Huntsville, Hooper, and West Haven. This is particularly significant considering West Haven and Hooper are some of the County's fastest-growing communities, and are adjacent to West Central Weber. Over the past decade, many of the County's high-rent communities, such as Huntsville, Harrisville, Uintah, and

Pleasant View permitted almost exclusively single-family homes.

HOUSING COSTS-BURDEN & GAP ANALYSIS

Table 7, based on estimates from the 2019 American Community Survey, shows the percent of households cost-burdened by housing. Despite having lower housing costs than the state overall and most of its comparable counties, 23.8 percent of Weber County's households are cost-burdened. 21 percent of the planning area's households are cost-burdened, which translates to approximately 336 households in West Central Weber and 176 households in the Uintah Highlands. Of renter households, 49 percent in West Central Weber and

HOUSING AND TRANSPORTATION COMBINED COST-BURDEN

TRANSPORTATION COSTS

Transportation costs depend in part on housing location and accessibility and are an essential factor in overall affordability. A household is cost-burdened when their housing and transportation costs exceed 45 percent of their gross income. In 2015, housing and transportation costs accounted for 46 percent (23 percent for housing, 23 percent for transportation) of the median household income (\$56,581), indicating that many Weber County households are cost-burdened by housing and transportation. For households at the moderate-income threshold, combined housing and transportation costs consume 53 percent of income on average (28 percent for housing and 25 percent for transportation). These figures are based on the most recent version of the H+T index, which uses data from the 2015 American Community Survey, and does not consider the alarming rates of recent housing increases depicted below.

HOUSING COSTS

According to the 2019 American Community Survey, the median owner housing cost for the planning area was \$1,687. This figure decreased from \$1,745 in 2010 (after adjusting for inflation). The median gross rent was \$923 and \$789 in 2010 (after adjusting for inflation). However, between 2019 and 2022 the median residential sale price increased 73.2 percent, from \$250,000 in Weber County to \$433,000. This is the equivalent of a monthly mortgage increase from \$1,499 to \$2596 (with a fixed 6 percent interest rate). In this same time, rental rates increased 21.7 percent, from \$891 dollars per month to \$1,084.

Apply the countywide’s same rate of increase in costs to the Western Weber Planning Area’s costs, it is estimated that the median monthly mortgage cost is \$2,922, and the monthly rental cost is \$1,123.

Using the same methodology used in **Table 8 - Recent Changes in Housing Cost on page 78**, it can be estimated that in 2022 the median owner housing cost increased to \$2,922 and the median gross rent increased to \$1,123.

In addition to increased housing costs, insufficient wage increases are also responsible for the predicted increase in cost-burdened households. Wages and income are not keeping pace with housing costs. Using the 4.2 percent annual growth rate in median household income between 2017 and 2019 as an estimate for the rate of change between 2019 and 2022, median household income has lagged far

behind inflation, rent increases, residential sale price increases, and mortgage payment increases.

HOUSING AFFORDABILITY

A Rental Housing Affordability Gap Analysis for West Central Weber is shown in **Table 9 - Rental Housing Affordability Gap Analysis on page 79**. Due to limited availability of data, the data in this table include parts of West Haven, Hooper, Marriott-Slaterville, and Plain City. Income ranges are based on Weber County’s Area Median Household Income. Maximum affordable rents are assumed at 30 percent of Area Median Household Income. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and

Table 8 - Recent Changes in Housing Cost

Weber County	Median Monthly Rent	Housing Inflation (2019 Dollars)	Median Residential Sale Price	Monthly Mortgage Payment for 30 yr Fixed 6% Interest Rate at Median Residential Sale Price
2019	\$891	\$1.00	\$250,000	\$1,499
2022	\$1,084	\$1.10	\$433,000	\$2,596
Rate of Increase	21.7%	9.7%	73.2%	73.2%
2025 Projection	\$1,319	\$1.21	\$749,956	\$4,496

Sources: 2022 Median Monthly Rent Methodology - According to a national study by the firm Costar, rent increased by 21.7% in Weber County between 2019 and 2022. The rate of 21.7% was used with the baseline 2019 ACS data to estimate the costs for 2022.

Median Residential Sale Price Methodology - Date from Redfin

Inflation Data - <https://www.in2013dollars.com>

Table 9 - Rental Housing Affordability Gap Analysis

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30% AMHI (\$11,886)	\$297	43	49	6
30% - 50% AMHI (\$11,886 - \$19,810)	\$495	71	78	7
30% - 80% AMHI (\$19,810 - \$ 31,696)	\$792	93	275	182
80% - 100% AMHI (\$31,696 - \$39,620)	\$991	\$1.21	\$749,956	275
100% - 125% AMHI (\$39,620 - \$49,525)	\$1,238	158	107	-51
125% AMHI (>\$49,525)	> \$1,238	634	214	-419

Source: U.S. Census Bureau (Tables B25118, B25119, B25056) ACS 2019 5-year data.

the number of units available, indicating the surpluses or deficits of housing units for each income range.

According to this analysis, there was a surplus of moderate, low, and very-low-income rental units relative to West Central Weber’s household demographics. However, the recent rapidly increasing housing prices mean that now in 2022, the community’s affordable-housing surplus is likely much smaller than this analysis indicates. To complicate matters further, there is a deficit of 470 units in the highest income brackets (> 100 percent Area Median Household Income), meaning that 470 households must find housing in units that would typically rent at a lower price. The ability and willingness of these households to pay greater rents for the same housing supply as those with less income drives up the monthly rental rates. This increase ripples through the rental rates for the housing stock that would typically be available for those in lower

Goals, Principles & Implementation Actions



HOUSING GOALS: WEST CENTRAL WEBER & UINTAH HIGHLANDS

1

GOAL 1 – HOUSING: Support affordable homeownership and rental housing opportunities in West Central Weber.

HOUSING PRINCIPLE 1.1: Locate a variety of housing opportunities within and near walkable village nodes and mixed use areas identified in the future land use map.

- **Housing Action Item 1.1.1:** Encourage the development of low-to-moderate-income multiplexes, townhomes, and other missing middle housing types within or near established cities, towns, and walkable village areas in order to balance housing opportunities with the protection of agricultural lands and open spaces. Support the Weber Housing Authority’s role in developing mixed-use housing projects.¹
- **Housing Action Item 1.1.2:** Incorporate Residential Dwelling Units within walkable village areas to encourage mixed-use development with retail/commercial space at street level and residential units on the upper floor(s). This style of development lends itself to affordable housing prices and also locates moderate-income households within walkable distances to neighborhood amenities within the village/commercial areas, minimizing household transportation costs.²

¹ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(V) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

² State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

- **Housing Action Item 1.1.3:** Create an adaptive reuse policy to allow abandoned or underutilized non-residential buildings within or near established cities, towns, and village areas to be converted into mixed-use spaces with ground-floor commercial spaces and upper-floor(s) residential housing units.^{3,4}
- **Housing Action Item 1.1.4:** Work with Weber County, Weber Housing Authority, and other Weber County communities to create a Community Land Trust to provide below market homeownership opportunities for moderate-income buyers. The land is owned by the Trust but the homes or townhomes are owned by the individuals. This enables the community to facilitate a mix of homeownership opportunities within or near established cities, towns, and village areas while maintaining important greenfield areas.⁵
- **Housing Action Item 1.1.5:** Adopt an inclusionary zoning ordinance that requires 10 percent of residential units in one project to be affordable to 50 percent AMI or lower and 10 percent to be affordable to 80 percent AMI or lower. The ordinance can apply to certain project sizes. Utilize incentives and bonuses to motivate developer compliance.⁶
- **Housing Tool:** Use the [Housing Location Explorer](#) maintained by WFRC to identify potential locations for housing options that are based on access to factors such as transportation, education, jobs, and healthcare.

3 State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

4 State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;

5 State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing.

6 State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80 percent of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10 percent or more of new residential development in a residential zone be dedicated to moderate income housing.

2

GOAL 2 – HOUSING: Provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in West Central Weber.

HOUSING PRINCIPLE 2.1: Encourage residential development projects to incorporate a mix of housing sizes, types, and prices while aligning with neighborhood design standards and supporting community sustainability.

- **Housing Action Item 2.1.1:** Amend cluster, PRUD, and Master Planned Development Overlay Zone ordinances to require a variety of housing types in development projects larger than 10 acres. Monitor this number and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and adjust the unit threshold as necessary based on the location of the development in relation to the future land use map.
- **Housing Action Item 2.1.2:** Create a workforce/employer-assisted housing program in the areas near large employment centers, to provide a mix of affordable housing opportunities near peoples' jobs.
- **Housing Action Item 2.1.3:** Adopt aging-in-place design principle requirements for mixed housing types.
- **Housing Action Item 2.1.4:** Support rural living in the agriculture and large-sized residential lot designations on the future land use map.

HOUSING PRINCIPLE 2.2: Create affordable housing opportunities in West Central Weber County by allowing and encouraging accessory dwelling units.

- **Housing Action Item 2.2.1:** Provide ordinances that ease regulations for accessory dwelling units.⁷

⁷ State Code Moderate Income Housing Strategy 17-27a-403(2)(b)(ii)(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

3

GOAL 3 – HOUSING: Maintain the quality of existing single-family and multi-family housing stock.

HOUSING PRINCIPLE 3.1: Create affordable housing opportunities in West Central Weber County by allowing and encouraging accessory dwelling units.

- **Housing Action Item 3.1.1:** Support the Weber Housing Authority in re-establishing an emergency home repair program to assist in housing maintenance for moderate to low income homeowners.
- **Housing Action Item 3.1.2:** Develop and adopt design standards for commercial centers, multifamily housing, and mixed use communities.

4

GOAL 4 – HOUSING: Continually track and understand existing housing conditions, including market data and barriers over time for all housing sectors, to assure prioritization and implementation in compliance with the moderate income housing plan.

HOUSING PRINCIPLE 4.1: Decisions about housing policies should be informed by data, increasing transparency and accountability.

- **Housing Action Item 4.1.1:** Update and or put in place the necessary tools enabling the community to track the: 1) mix of existing housing stock, 2) the condition of existing housing stock, 3) delivery of existing housing education made available to the public, 4) the availability of local resources enabling single and multi – family rehabilitation and or new construction which facilitates access and affordability for special needs populations, and 5) the uses of land and how they change over time.
- **Housing Action Item 4.1.2:** Survey how other communities track their housing stock in order to understand efficient and effective ways to track housing stock and conditions in unincorporated Weber County.

- **Housing Action Item 4.1.3:** Conduct a housing barriers analysis as part of the one-year reporting requirement of the moderate-income housing plan. Coordinate this effort with the Weber Housing Authority. The [Housing Unit Inventory Explorer](#) maintained by WFRC can be used to track the mix of existing housing stock.

HOUSING GOALS: COUNTY-WIDE

COLLABORATION OF HOUSING GOALS: Continue to have collaboration between Weber County and the cities within the county to accomplish common housing needs and goals.

SINGLE FAMILY HOUSING GOALS: Preserve existing housing stock and conduct infill development as a primary focus; work with local jurisdictions to develop new outreach materials for rehabilitation; explore partnerships to leverage available resources to expand program impact via Home Depot 203K, financial institutions, foundations and municipal funding strategies and create a Volunteer Service Programs; and map future infill and re-use sites.

MULTI-FAMILY HOUSING GOALS: Promote Fair Share Housing and work on geographic de-concentration and project set asides to address future demand/needs for housing affordable to households at 30 percent of AMI and seek to collectively support applications and provide funding for priority community-wide housing development activities to meet future market demand and identify priority projects for next one to five years for households at 40 to 80 percent of AMI.

MULTI-FAMILY HOUSING GOALS: Utilize collaboration and sustainability as a driving implementation force; conduct housing dispersion, commercial centers and land use mapping for Master Planning analysis; use life-cycle philosophy; conduct roof-top surveys; establish educational resources in English and Spanish hosted centrally by Weber County Housing Authority; use a “put a face on it” strategy as a community education and marketing campaign; jointly sponsor education initiatives through local municipal councils; consider implementation of Good Landlord Program and 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.



CHAPTER 5

TRANSPORTATION

Vision

The Western Weber transportation network will serve and reinforce the land use and community character vision for the area, supporting careful and deliberate growth while preserving and complementing the area's agricultural places. To create this balance, the envisioned transportation network will emphasize compact and orderly growth, matching available infrastructure. It will serve the growing communities' need to access the region through a series of multi-modal corridors connecting the Western Weber area to the rest of the Wasatch Front. The transportation network vision emphasizes the connectivity of streets at all levels, reducing overdependence on a select few corridors. An associated part of this connectivity is strategically crossing the barriers of railroads and the Weber River. Finally, the vision seeks to create opportunities for residents to use other transportation modes besides driving by supporting compact communities and designing streets on a human scale.

Existing & Projected Conditions

The existing Western Weber transportation network is currently based on a series of street corridors connecting communities to one another and the rest of the urbanized Wasatch Front. At the time of the writing of this plan, none of these corridors are significant traffic carriers compared to streets in other jurisdictions.

The dominant mode of travel is by automobile. All of its major corridors – whether 12th Street, 2550 South, 4700 West, or 8300 West – have a capacity that is greater than the typical current demand. Based on current trends, the Wasatch Front Regional Council is projecting a traffic increase of up to 166 percent by 2050. At this rate, with modest safety improvements such as installation of shoulders, most corridors project to remain under capacity. However, because this projection is based on current over all Weber County trends, and not localized growth trends or new growth trends that may result with the implementation of this plan, greater capacity consideration should be given to each major street corridor.

With the exception of some newer subdivision streets, most streets in the planning area were designed and constructed to support only automobile traffic, and therefore predominantly exclude use by the non-driver population. As the population grows, new street infrastructure and street upgrades should consider streets for all users, not only streets for drivers.

A major east/west Union Pacific Railroad corridor passes through both West Central Weber and the Uintah Highlands area. At the time of the writing of this plan, the rail lines in these communities are pass-throughs, with the exception of a rarely-used spur that connects to the industrial area in the far western extents of West Central Weber. The permanence of this rail corridor presents both opportunities and challenges. Careful corridor planning can help offset the challenges and accentuate the opportunities.

STREETS

The land use and community character visions emphasizes a thoughtfully planned series of compact, smaller-lot communities. This vision requires a transportation network that is interconnected at all levels and produces a balance between human-scale environments and a range of transportation options to access the greater Wasatch Front region.

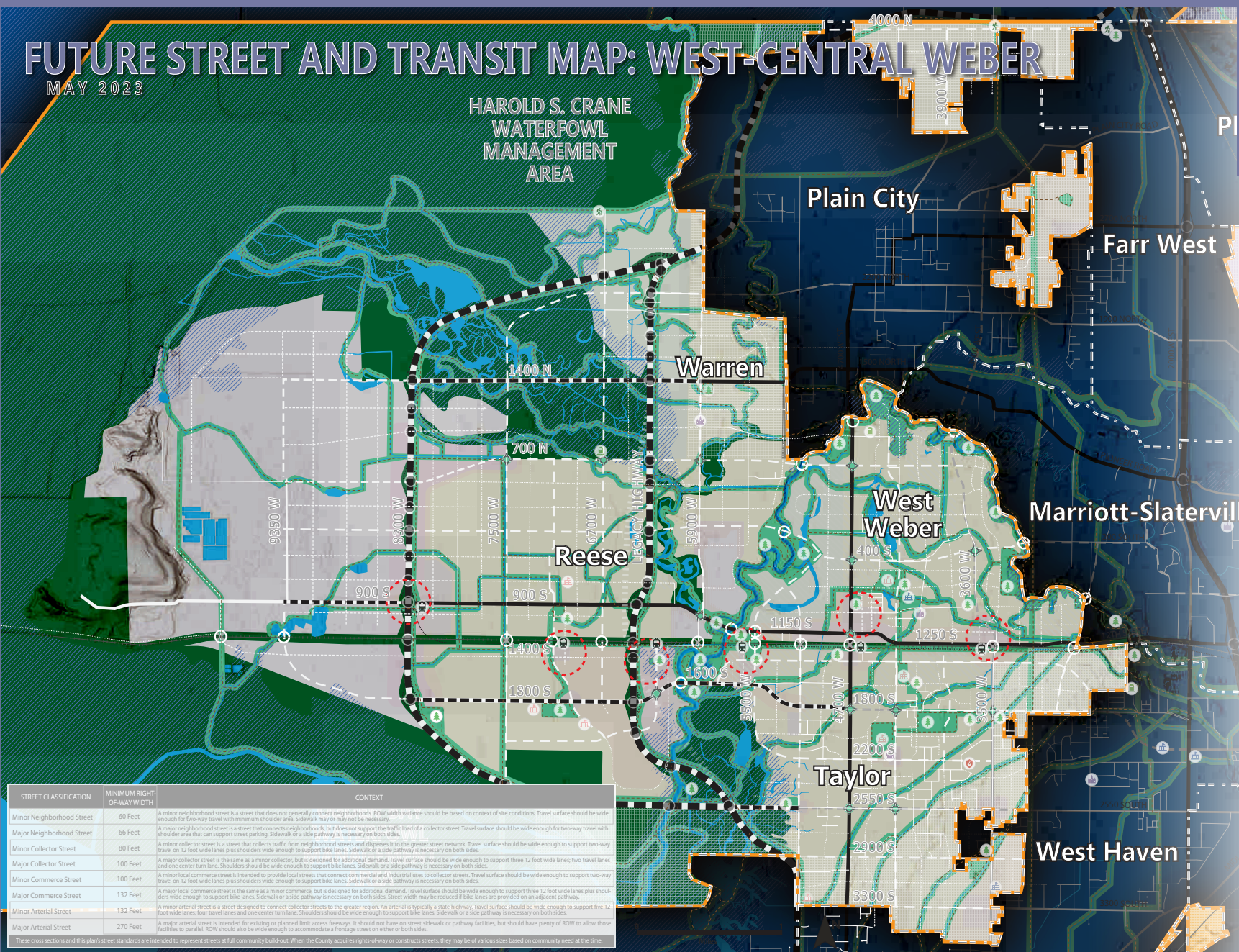
Future street alignment for arterial and collector streets should be planned well in advance of new development in order to provide an orderly connection to and throughout the communities. Much of Weber County's street network has been planned and constructed on a grid pattern similar to other historic pioneer communities along the Wasatch Front. Utilizing the grid pattern for the general placement of arterial and collector streets will provide predictable street continuity which will result in more efficient driving patterns, cut down on vehicle miles traveled, and in turn, help reduce potential congestion and reduce emissions. See : **Street and Transit** to review the planned arterial and collector grid network.

Except for the 1200 South/900 South corridor west of 4700 West, which was recently upgraded by Weber County to a three lane corridor with shoulders, all of the other collector street corridors are currently basic two-lane rural roads, with little to no active transportation infrastructure or shoulder space.

The following streets are specifically called out herein due to their current significance to the community, but as the community grows, other streets not on this list will need to be considered similarly.

FUTURE STREET AND TRANSIT MAP: WEST-CENTRAL WEBER

MAY 2023



HAROLD S. CRANE
WATERFOWL
MANAGEMENT
AREA

Plain City

Farr West

Warren

Reese

West
Weber

Marriott-Slaterville

Taylor

West Haven

FUTURE LAND USES

- Natural Open Space
- Parks/Recreation
- Agriculture
- Rural Residential Lots
- Medium to Large Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

COMMUNITY

- Walkable Village (1/4 Mile Radius)
- Existing or Future Trail/Pathway
- Streetside-Pathway
- Bike Lane
- Park
- Existing School
- Church
- Emergency Services
- Trailhead
- Future School
- Cemetery
- Airport
- Incorporated
- Planning Area

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody
- FEMA Flood Boundary

STREETS AND TRANSIT

- At Grade Rail Crossing
- Existing or Future Bridge
- Existing or Future Arterial Bridge
- Existing or Future Transit Station
- Future Dedicated Transit Line
- Existing Major Arterial
- Future Major Arterial
- Existing Minor Arterial
- Future Minor Arterial
- Existing Major Collector
- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- Future Major or Minor Commerce
- Existing Major or Minor Neighborhood
- Future Major or Minor Neighborhood
- Future Roundabout

STREET CLASSIFICATION	MINIMUM RIGHT-OF-WAY WIDTH	CONTEXT
Minor Neighborhood Street	60 Feet	A minor neighborhood street is a street that does not generally connect neighborhoods. ROW width variance should be based on context of site conditions. Travel surface should be wide enough for two-way travel with minimum shoulder areas. Sidewalk may or may not be necessary.
Major Neighborhood Street	66 Feet	A major neighborhood street is a street that connects neighborhoods, but does not support the traffic load of a collector street. Travel surface should be wide enough for two-way travel with shoulder areas that can support street parking. Sidewalk or a side pathway is necessary on both sides.
Minor Collector Street	80 Feet	A minor collector street is a street that collects traffic from neighborhood streets and disperses it to the greater street network. Travel surface should be wide enough to support two-way travel on 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.
Major Collector Street	100 Feet	A major collector street is the same as a minor collector, but is designed for additional demand. Travel surface should be wide enough to support three 12 foot wide lanes, two travel lanes and one center turn lane. Shoulders should be wide enough to support bike lanes, sidewalk or a side pathway is necessary on both sides.
Minor Commerce Street	100 Feet	A minor local commerce street is intended to provide local streets that connect commercial and industrial uses to collector streets. Travel surface should be wide enough to support two-way travel on 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.
Major Commerce Street	132 Feet	A major local commerce street is the same as a minor commerce, but is designed for additional demand. Travel surface should be wide enough to support three 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on an adjacent pathway.
Minor Arterial Street	132 Feet	A minor arterial street is a street designed to connect collector streets to the greater region. An arterial is typically a state highway. Travel surface should be wide enough to support five 12 foot wide lanes, four travel lanes and one center turn lane. Shoulders should be wide enough to support bike lanes, sidewalk or a side pathway is necessary on both sides.
Major Arterial Street	270 Feet	A major arterial street is intended for existing or planned limit access freeways. It should not have on street sidewalk or pathway facilities, but should have plenty of ROW to allow those facilities to parallel. ROW should also be wide enough to accommodate a frontage street on either or both sides.

These cross sections and this plan's street standards are intended to represent streets at full community build-out. When the County acquires rights-of-way or constructs streets, they may be of various sizes based on community need at the time.

1200 SOUTH/900 SOUTH CORRIDOR

The most prominent street in the area is the 1200 South/900 South corridor (S.R. 39), which connects the area to and from the urbanized Wasatch Front and the regional I-15 spine.

The 12th Street corridor (S.R. 39) is the Western Weber area's primary east-west artery. Its central location, land use plans for mixed-use centers, its link to both I-15 and Ogden, and its inclusion in the state highway network points toward a major role for this corridor in moving people from Western Weber to the Wasatch Front transportation and population spine. A widening to five lanes west to 4700 West is planned as part of the Regional Transportation Plan. As such, the corridor should be highly multi-modal, with enough vehicle capacity, and with pedestrian and other active transportation mobility facilities separated from the moving vehicle traffic. The possibility for long-term transit service along this corridor should be pursued.

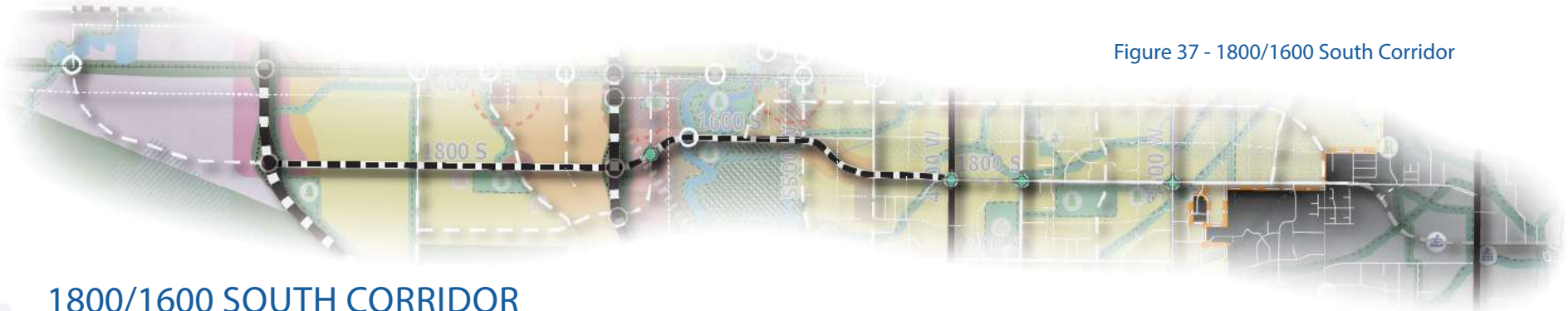


Image 34 - 12th Street Corridor



Figure 35 - Planned 1200/900 South Corridor

Figure 37 - 1800/1600 South Corridor



1800/1600 SOUTH CORRIDOR

The 1800/1600 South corridor is currently a minor/collector level road but it figures strongly into the future land use vision, as a “Main Street” for planned developments and activity centers, especially west of the Weber River, as well as a secondary east-west corridor for the central part of the Western Weber planning area. From 4700 West and westward the 1800/1600 corridor can be a new major freight and people mover. East of 4700 West, 1800 should continue to be maintained as a major collector for residential neighborhoods.

Where this corridor crosses the Weber River will be critical to land development patterns in the area and to the protection of the floodplain of the River. There is some desire amongst residents and landowners on the east side of the river to keep the corridor straight along the 1800 South alignment, however, there are others on the west side of the river that desire 1800 to swing north to 1600 to cross the river, then make its way southward back to the 1800 alignment west of North Legacy Highway. The curvature of the river and existing floodplain boundaries show that crossing the river at 1600 South might be more prudent than crossing at 1800 South, but at the time of the street’s design and right-of-way acquisition, careful consideration should be given to both alternatives.



Image 36 - 1800 South Corridor

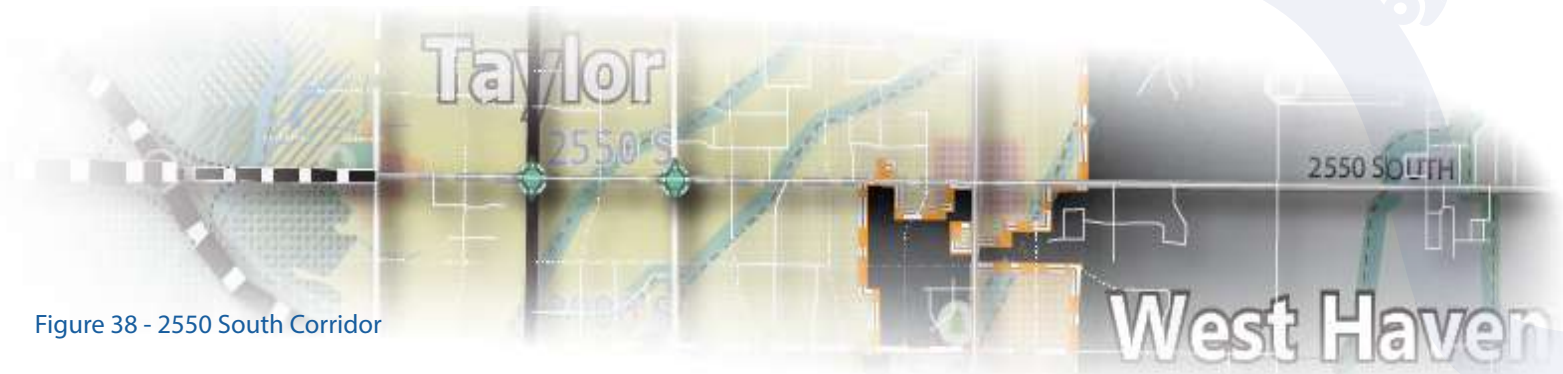


Figure 38 - 2550 South Corridor

2550 SOUTH CORRIDOR

The 2550 South corridor is a key east-west link in the southern part of West Central Weber. Traffic is not projected to increase to the levels of other east-west corridors but it will become more important as it will connect to a new I-15 interchange on the east, and will extend to the future North Legacy Highway Corridor on the west. The Wasatch Front Regional Council's Regional Transportation Plan (RTP) envisions operational improvements to the roadway and bike facility improvements.

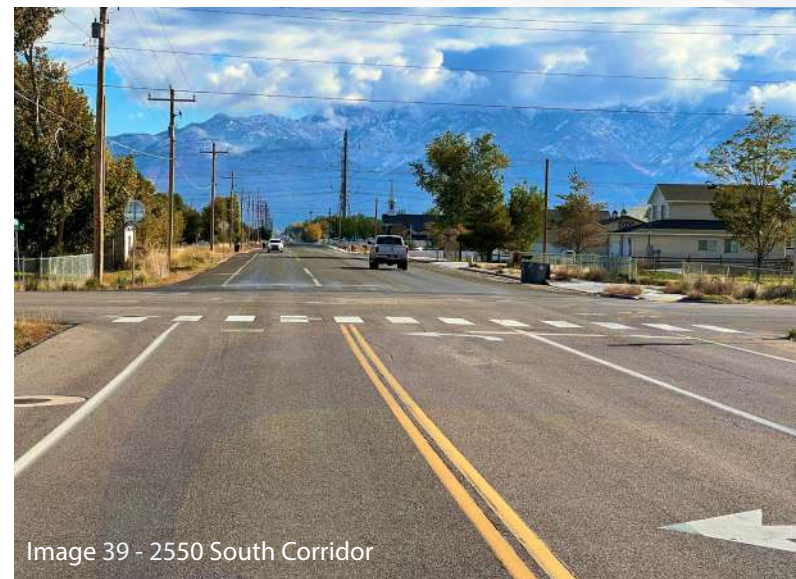


Image 39 - 2550 South Corridor

3500 WEST CORRIDOR

Given the existing railroad crossing on 3500 West near 1200 South, it is likely that the 3500 West/3600 West corridor will also become a critical north/south connection between Marriott Slaterville and Plain City on the north, and West Haven on the South.



Figure 40 - 3500 West Corridor

Figure 42 - Planned 4700 West Corridor

4700 WEST CORRIDOR

The 4700 West corridor (S.R. 134) is the primary existing north-south artery for the Western Weber area. While it does not form a spine for the planned activity centers like 1200/1150/900 South, it links the core of Western Weber with other communities – Plain City and Hooper and beyond. In the future, the North Legacy Highway Corridor can fulfill some of the north-south regional traffic role, which projects to limit the traffic growth on 4700 West – creating



Image 43 - 4700 West Corridor



Figure 44 - Planned North Legacy Highway Corridor

Plain NORTH LEGACY HIGHWAY CORRIDOR

The North Legacy Highway corridor is planned to be an additional link in the area, looping through the area up to the I-15 corridor further north.

The North Legacy Highway is a planned highway providing an extension of the West Davis/Legacy Highway system into the northern part of the Wasatch Front. It is intended to provide mobility for north-south vehicle travel in growing areas several miles removed from I-15. The portion of this project that connects from the south to 900 South corridor has been recently moved to Phase 1 on the Wasatch Front's Regional Transportation Plan, which means it could potentially be funded and constructed within the next 10 years. Construction of the segment that runs north of 900 South is likely to be decades away.



Figure 45 - Existing Legacy Parkway in Davis County

Figure 46 - Future 8300 West Highway Corridor

8300 WEST CORRIDOR

The 8300 West corridor is currently a small road west of the existing agricultural and residential area of Western Weber, but this corridor figures strongly into the future roadway network and access to future industrial, office, and commercial development planned for the far western part of Western Weber. The corridor width of a major arterial should be planned and preserved along this corridor.



Image 47 - Current (2022) 8300 West

LOCAL STREETS

Local streets have been built over time to access homes and agricultural properties. This network has evolved organically from farms access roads to paved public streets, and is a mix of relatively long, straight or looping farm roads and cul-de-sac streets built off them. **Appendix C** shows a future street map for most street types based on the grid network. It shows a through-street approximately every other block. Although streets in-between are preplanned, they should provide for good network connectivity and should limit dead-end/cul-de-sac streets. If the street is a residential street, traffic calming measures should be implemented to provide for residential speeds, as also illustrated in **Appendix C**.



Image 48 - Residential Street Example

ACTIVE TRANSPORTATION

As mentioned in **Chapter 3: Land Use**, when a community is designed to focus transportation resources only on vehicles, then the residents of that community are only given one safe choice.

Strong pathway and trail connectivity contemplates that human nature leads people to find paths of least resistance. Most American suburbs for the last 60 years were designed this way, and this design has resulted in an over dependence on automobiles. In turn, the number of vehicles per household has dramatically increased, the number of vehicle trips per household has increased, and the number of vehicle miles traveled has increased. This has substantially contributed to poor air quality in many urbanized areas; more so along the Wasatch Front because of the naturally occurring winter temperature inversion phenomenon caused by the surrounding mountains.

When a community is built prioritizing automobiles, then people will primarily use their automobiles. When communities are designed for people, then more transportation opportunities arise that provide better motivation for people to connect without always necessitating an automobile.

Likewise, because people try to find paths of least resistance, pathway and trail planning should plan paths that are as direct and efficient as they are accessible. While meandering paths can be attractive, they do not provide efficient connections and therefore will only be used by folks looking for leisure or recreational opportunities. An efficient pathway network provides for both transportation users and recreation users. Pathway connectivity should occur more frequently than street connectivity.

Figure 49 - Prioritizing Pedestrians at Street Crossings

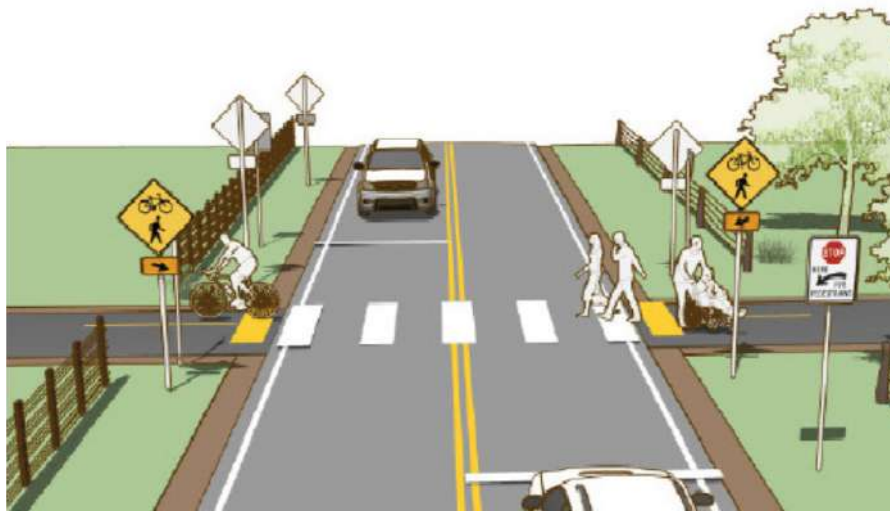
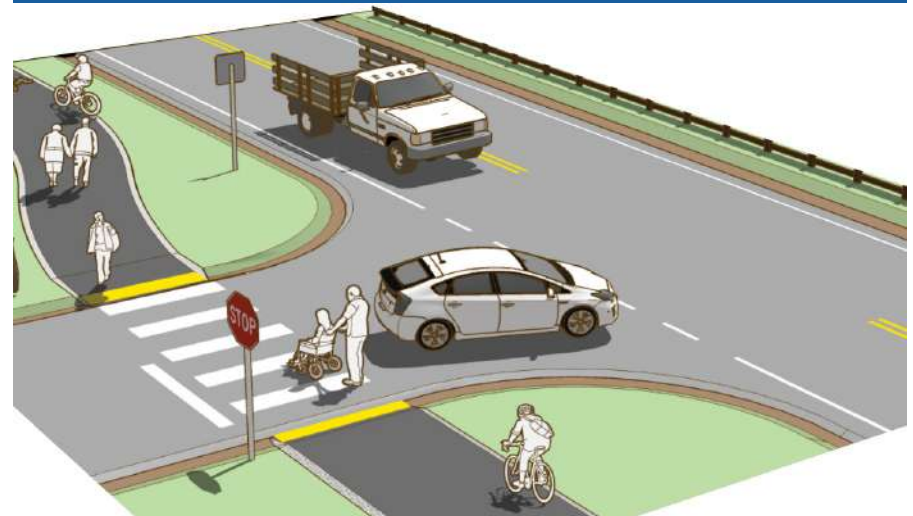
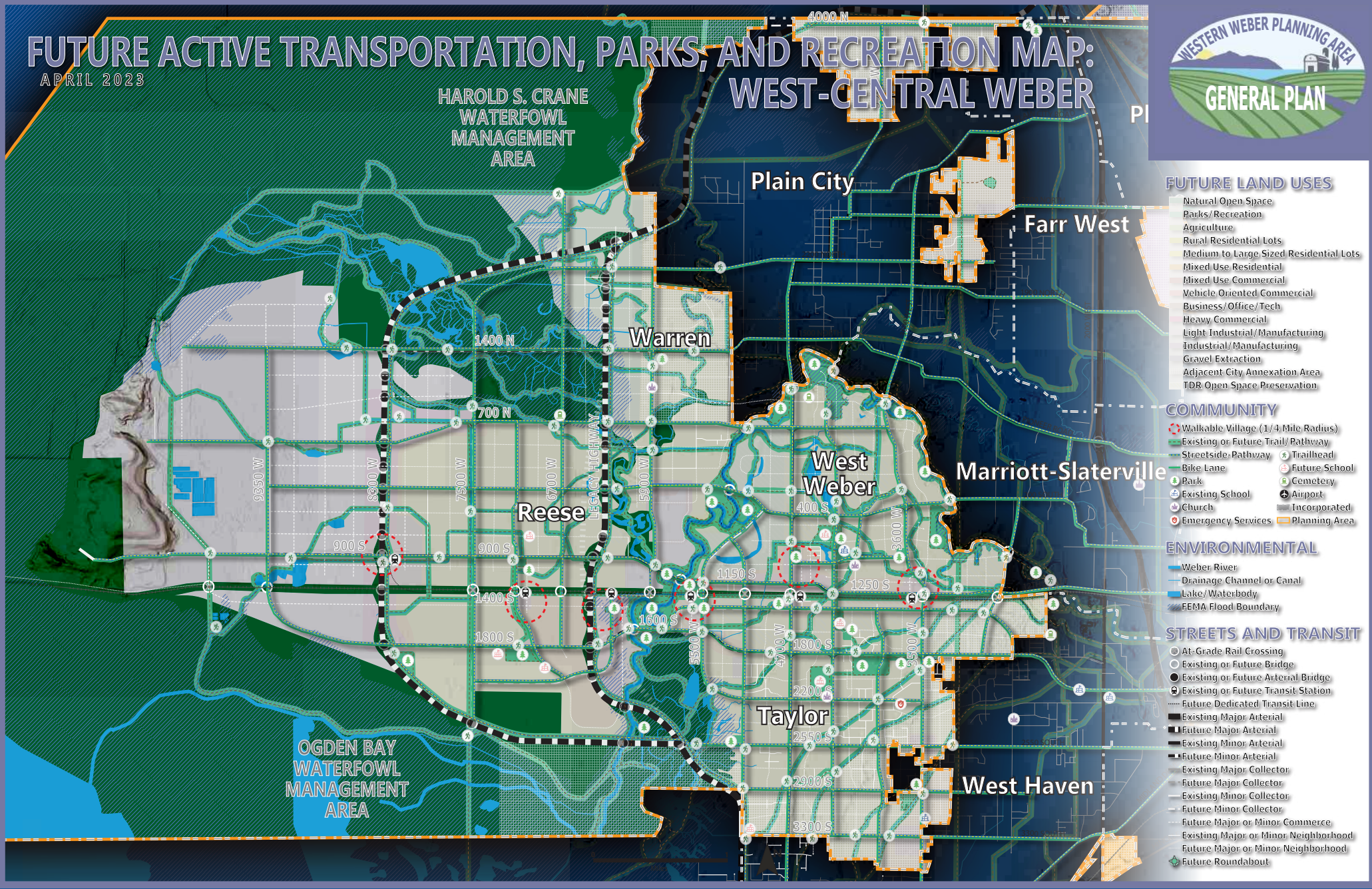


Figure 50 - Prioritizing Pedestrians at Street Intersections



FUTURE ACTIVE TRANSPORTATION, PARKS, AND RECREATION MAP: WEST-CENTRAL WEBER

APRIL 2023



FUTURE LAND USES

- Natural Open Space
- Parks/ Recreation
- Agriculture
- Rural Residential Lots
- Medium to Large Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

COMMUNITY

- Walkable Village (1/4 Mile Radius)
- Existing or Future Trail/Pathway
- Streetside-Pathway
- Bike Lane
- Park
- Existing School
- Church
- Emergency Services
- Trailhead
- Future School
- Cemetery
- Airport
- Incorporated
- Planning Area

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody
- FEMA Flood Boundary

STREETS AND TRANSIT

- At-Grade Rail Crossing
- Existing or Future Bridge
- Existing or Future Arterial Bridge
- Existing or Future Transit Station
- Future Dedicated Transit Line
- Existing Major Arterial
- Future Major Arterial
- Existing Minor Arterial
- Future Minor Arterial
- Existing Major Collector
- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- Future Major or Minor Commerce
- Existing Major or Minor Neighborhood
- Future Major or Minor Neighborhood
- Future Roundabout

FUTURE PARKS AND REC MAP - UINTAH HIGHLANDS

AUGUST 2022



South Ogden

Uintah

FUTURE LAND USES

- Natural Open Space
- Parks/Recreation

COMMUNITY

- Walkable Village (1/4 Mile Radius)
- Existing or Future Trail/Pathway
- Planning Area
- Park
- Existing School
- Church
- Emergency Services
- Incorporated
- Trailhead
- Future School
- Cemetery
- Airport

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody



TRANSIT

At the time of the writing of this plan, there is no transit service in any part of the planning area. The Union Pacific rail line, however, provides an opportunity for future adjacent fixed rail or bus rapid transit. This may help create transit oriented villages along the 1200/900 and 1800/1600 street corridors.

Heavy commuter rail stations are located in Ogden City and Roy City. These stations are the only commuter rail accesses that serve the planning area. The commuter rail connects Weber County to other southward communities, as far south as Provo City. With one transfer to light rail, the commuter rail connects the community to the Salt Lake International Airport.

AIR TRAVEL

Ogden Hinckley Airport, located within Ogden City has historically provided intermittent commercial airline services. It has had a difficult time keeping ongoing commercial airlines services. The existing runways are not long enough to support use by large jets, and the airport's land is constrained by existing streets, rail lines, and Interstate 15. There is little opportunity to create more runway length without extensive infrastructure investments.

The 8,000 acres of industrial land west of 8300 West, and its proximity to the proposed North Legacy Freeway, provides the County with an opportunity to invest in a new airport at a time the market will support it. If the County is interested in eventually locating a new airport in this area, the land should be preserved in advance in a manner that will facilitate the new airport's creation. Placing an airport in the industrial area will enhance freight-movement opportunities and open new people moving opportunities as the population grows. At least 2,500 acres should be preserved in a configuration that supports a 14,000 foot long or greater runway.

RAIL & RIVER CROSSINGS

The Union Pacific (UP) railroad and the Weber River present barriers to getting around the area, making bridge and crossing improvements critical. UP has made it clear that to expand crossings or create new crossings would mean closing two to five existing crossings. UDOT has state jurisdiction over railroad and river bridges. So, planning and implementing these crossings must be a collaborative, coordinated effort.

There is currently a public at-grade railroad crossing on 2900 West, 3500 West, 4700 West, 5100 West, and 7500 West. There is also an at-grade crossing at 10100 West that the county maintains is a public crossing, but Union Pacific has signed it as a private crossing. Weber County owns a public right-of-way up to the tracks on both sides. There is an at-grade private crossing at 5900 West and 5500 West. There was an at-grade crossing at 4300 West at some point in the past, but has since been removed due to safety concerns. Weber County still owns the right-of-way on both sides of the tracks.

Street infrastructure currently crosses the Weber River twice on the 12th Street corridor, one at approximately 2300 West, and the other at approximately 5600 West. The only other crossing is 4700 West at approximately 1100 North.

Goals, Principles & Implementation Actions



TRANSPORTATION GOALS

1 **GOAL 1 – TRANSPORTATION:** Consistent with Land Use Goal 2, ensure the transportation network is designed and implemented in a smart growth manner in tandem with population increases and installation of new or higher intensity land uses.

TRANSPORTATION PRINCIPLE 1.1: Ensure infrastructure keeps pace with growth rather than stimulating leap-frog development patterns.

TRANSPORTATION PRINCIPLE 1.2: Provide efficient regional street access.

Transportation Action Item 1.2.1: Locate and design new development with direct, redundant, and multi-modal access to major corridors.

2 **GOAL 2 – TRANSPORTATION:** Create street infrastructure that enhances and showcases the community's character through a careful balance between traffic efficiencies and multi-modal design and aesthetics.

TRANSPORTATION PRINCIPLE 2.1: Collaborate with the Utah Department of Transportation to provide streets that balance best regional transportation outcomes with best local community outcomes, as emphasized in the Community Character and Land Use chapters of this plan.

- **Transportation Action Item 2.1.1:** Collaborate with and anticipate the needs of the Utah Department of Transportation. In the event their objectives are at odds with the desired outcomes of this plan, coordinate and communicate the needs of the community and press for prioritizing community place-making.
- **Transportation Action Item 2.1.2:** Collaborate with the Utah Department of Transportation to design “main street” standards that can be implemented to enhance the planned multi-modal villages in West Central Weber.
- **Transportation Action Item 2.1.3:** When appropriate, encourage UDOT to take over the east/west street corridors that link I-15 and North Legacy Highway, as well as other arterial or collector streets that provide essential regional highway interconnectivity.

TRANSPORTATION PRINCIPLE 2.2: Ensure that the Utah Department of Transportation provides the southern neighborhoods of Uintah Highlands with egress at Combe Drive and Highway 89, or other satisfactory southern egress.

- **Transportation Action Item 2.2.1:** During reconstruction of Highway 89, ensure that UDOT prioritizes the connection of Combe drive to Highway 89, and maintains the neighborhood’s egress for Combe Drive traffic that is headed both northbound and southbound on Highway 89.
- **Transportation Action Item 2.2.2:** In lieu of Transportation Action Item 2.2.1, collaborate with UDOT to consider alternatives that offer the same effect. **See Map 14 - Uintah Highlands Potential Highway 89 Connection Alternatives on page 113** for other preferred alternatives.

TRANSPORTATION PRINCIPLE 2.3: Support the creation of limited access arterial and collector streets accessing single family residential neighborhoods. Promote artistic styling of landscaping, walls/fences, street art, and other points of interest along all arterial and collector corridors to prevent bland and characterless street corridors.

- **Transportation Action Item 2.3.1:** Minimize or prohibit new single-family driveways from providing direct access onto streets that are designated as arterial or collector streets on **Map 10 - Future Street and Transit on page 89**. Where single-family lots are allowed, encourage or require lots to rear onto the corridor without direct access from the corridor. Consolidate access by means of other residential streets or shared driveways. Amend County ordinances to provide for this.
- **Transportation Action Item 2.3.2:** During small area planning, as provided in **Community Character Action Item 1.1.1**, create a design theme for each corridor that provides for the artistic styling of landscaping, walls/fences, street art, and other points of interest. Require adjacent developers to install the aesthetic improvements at the time they install their development(s).

TRANSPORTATION PRINCIPLE 2.4: Ensure all arterial and collector streets have parallel active transportation infrastructure.

- **Transportation Action Item 2.4.1:** Work with the Utah Department of Transportation to ensure that all limited access freeways provide an off-freeway multi-use paved active transportation pathway. This pathway should have limited points of vehicle conflict by use of tunnels and bridges under or over cross-streets.
- **Transportation Action Item 2.4.2:** As development occurs along minor arterial or collector streets, require developers to install a street-separated multi-use paved pathway on at least one side of the street. Modify impact fee analysis and plans to provide funding to connect these developer-installed pathway segments to meaningful community connections. If a pathway is or will be installed on only one side of the street, priority should be given to the north and east sides of the street to ensure optimal sun exposure during winter months, unless the context of the street and/or other nearby infrastructure merits otherwise.
- **Transportation Action Item 2.4.3:** Modify street standards to ensure that where a pathway is not or will not be located adjacent to a street, a sidewalk that is at least five feet wide is installed.
- **Transportation Action Item 2.4.4:** Provide a paved shoulder along all nonresidential streets that contains a marked bike lane. Consider doing the same for higher-use major residential streets.

3 **GOAL 3 – TRANSPORTATION:** Provide well-planned transportation corridors that are sensitive to the context of the existing and future needs of the area around them.

TRANSPORTATION PRINCIPLE 3.1: In areas that are predominantly residential or rural, adopt a street cross section that pays tribute to the design of streets in rural areas, while also providing for the complete transportation needs of all users.

- **Transportation Action Item 3.1.1:** Modify street standards to avoid the use of curb and gutter wherever subsurface groundwater levels will allow. Use xeriscape drainage swales for low-impact storm water flows. *See Appendix C* for an example of an appropriate cross section.
- **Transportation Action Item 3.1.2:** As new development occurs, require the developer to install the new “rural” street design provided in *Transportation Action Item 3.1.1*.
- **Transportation Action Item 3.1.3:** Modify the County’s street cross sections to provide for the following right-of-way widths (*Table 10 - Right-of-way widths. on page 105*). *See Appendix C* for an example of appropriate street cross section design standards.

TRANSPORTATION PRINCIPLE 3.2: In all village areas and areas that will have higher density housing, provide street cross-section designs that are multimodal and support and emphasize pedestrian priority. While these communities will likely be predominantly automobile oriented for the foreseeable future, they should be planned so as not to be automobile dependent.

- **Transportation Action Item 3.2.1:** Adapt street design to mixed-use town center context at village intersections. Install turn pockets, bulb-outs, traffic calming, and pedestrian and bicycle crossings in a manner that offers enhanced pedestrian safety and provides all users with the sense of pedestrian priority.

TRANSPORTATION PRINCIPLE 3.4: Support the creation of the North Legacy Highway Corridor as primary artery for vehicle and freight trips to and from the area west of the Weber River, alleviating traffic pressure on other corridors.

Table 10 - Right-of-way widths.

Street Classification	Minimum Right-Of-Way Width	Context
Minor Neighborhood Street	60 Feet	A minor neighborhood street is a street that does not generally connect neighborhoods. ROW width variance should be based on context of site conditions. Travel surface should be wide enough for two-way travel with minimum shoulder area. Sidewalk may or may not be necessary.
Major Neighborhood Street	66 Feet	A major neighborhood street is a street that connects neighborhoods, but does not support the traffic load of a collector street. Travel surface should be wide enough for two-way travel with shoulder area that can support street parking. Sidewalk or a side pathway is necessary on both sides.
Minor Collector Street	80 Feet	A minor collector street is a street that collects traffic from neighborhood streets and disperses it to the greater street network. Travel surface should be wide enough to support two-way travel on 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.
Major Collector Street	100 Feet	A major collector street is the same as a minor collector, but is designed for additional demand. Travel surface should be wide enough to support three 12 foot wide lanes; two travel lanes and one center turn lane. Shoulders should be wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.
Minor Commerce Street	120 Feet	A minor local commerce street is intended to provide local streets that connect commercial and industrial uses to collector streets. Travel surface should be wide enough to support two-way travel on 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.
Major Commerce Street	132 Feet	A major local commerce street is the same as a minor commerce, but is designed for additional demand. Travel surface should be wide enough to support three 12 foot wide lanes plus shoulders wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides. Street width may be reduced if bike lanes are provided on an adjacent pathway.
Minor Arterial Street	132 Feet	A minor arterial street is a street designed to connect collector streets to the greater region. An arterial is typically a state highway. Travel surface should be wide enough to support five 12 foot wide lanes; four travel lanes and one center turn lane. Shoulders should be wide enough to support bike lanes. Sidewalk or a side pathway is necessary on both sides.
Major Arterial Street	270 Feet	A major arterial street is intended for existing or planned limited access freeways. It should not have on street sidewalk or pathway facilities, but should have plenty of ROW to allow those facilities to parallel. ROW should also be wide enough to accommodate a frontage street on either or both sides.

These cross sections and this plan's street standards are intended to represent streets at full community build-out. When the County acquires rights-of-way or constructs streets, the width may vary based on community needs and constraints at the time.

- **Transportation Action Item 3.4.1:** Pursue opportunities to expedite the installation of the corridor from the south up to 900 South to help offset the truck traffic that will result from the creation of the industrial mega site west of 8300 West.
- **Transportation Action Item 3.4.2:** As development occurs, preserve a 270-foot right of way width for the entire highway corridor. Ensure any cross-street installed prior to the installation of the highway provides sufficient right-of-way to facilitate needed crossings or interchanges.
- **Transportation Action Item 3.4.3:** Collaborate with the Utah Department of Transportation to realign the proposed highway as depicted on **Map 10 - Future Street and Transit on page 89.**
- **Transportation Action Item 3.4.4:** As the corridor is installed, work with the Utah Department of Transportation to mitigate the barrier it will create between communities.
- **Transportation Action Item 3.4.5:** The corridor should be designed to be context-sensitive as it passes through the village center planned at or around the 1600/1800 South intersection.

TRANSPORTATION PRINCIPLE 3.5: Provide a multi-modal main corridor along the 12th street and 1800/1600 South corridors that connect a string of village centers directly to the urbanized Wasatch Front.

- **Transportation Action Item 3.5.1:** When streets are widened, extended, or lanes added, balance traffic efficiencies with the community's future need for active transportation, pedestrian safety, neighborhood connectivity, and sense of place. Mitigate the creation of community barriers resulting from the street(s). Ensure enough right-of-way width is acquired to achieve these objectives.
- **Transportation Action Item 3.5.2:** Anticipate and seek appropriate transit opportunities to link people along these corridors and regional destinations, as provided in **Transportation Goal 7.**
- **Transportation Action Item 3.5.3:** Take advantage of the opportunity to create a 21st century minor arterial street on that part of the 1800/1600 South corridor that is west of 4700 West. Ensure it is designed at the human scale, provides multi-modal opportunities,

pays tribute to the agricultural character of the area but supports compact walkable places. Consider funding mechanisms that will not be a tax burden on existing property owners.

- **Transportation Action Item 3.5.4:** Along the 1800/1600 South corridor, support the planned new link through West Haven that connects the existing 1800 South directly to 2100 South (Wilson Lane), giving a direct access to the I-15 interchange.

TRANSPORTATION PRINCIPLE 3.6: Provide an 8300 West corridor that will serve residential, freight, commercial, and employment access to points north and south. Preserve sufficient right-of-way to later create limited access freeway loop to and from the North Legacy Highway.

- **Transportation Action Item 3.6.1:** Establish primary industrial and freight access by creating a loop to Wasatch Front transportation spine to north and south via North Legacy Highway Corridor. Preserve at least 270 feet of width for this corridor for the possible future conversion to a limited access freeway.
- **Transportation Action Item 3.6.2:** Initially, design 8300 West to support walkable commercial and office development. Consider creating two one-way streets that anchor the edge of the right-of-way on both sides, with a large landscaped parkway between the two. When the street merits a limited access freeway, utilize the landscaped parkway area for the freeway travel lanes.

TRANSPORTATION PRINCIPLE 3.7: The 3500/3600 West corridor is an important north-south corridor that can link West Haven to Plain City.

- **Transportation Action Item 3.7.1:** Ensure that as development occurs, 3600 West is widened to an appropriate and safe standard.
- **Transportation Action Item 3.7.2:** As development occurs, ensure dedication of 3600 West is received from the developer to extend it to the Weber River. Collaborate with Marriott Slaterville and Plain City to build consensus on its alignment and connection to and through each.

4 GOAL 4 – TRANSPORTATION: Plan, design, and build connected street and pathway networks.

TRANSPORTATION PRINCIPLE 4.1: Generally, establish a regular, connected network of collector streets at quarter section (half-mile) lines.

TRANSPORTATION PRINCIPLE 4.2: Follow the basic principles for street and pathway connectivity – connected streets, frequent intersections, and small blocks.

TRANSPORTATION PRINCIPLE 4.3: Create connected streets for all land use contexts.

- **Transportation Action Item 4.3.1:** Use a series of street and pathway network typologies to guide and promote connected networks for different land use contexts. Larger lot residential, smaller lot residential, and commercial areas will need to have different size blocks and style of street networks – but they can all be connected. These typologies can be flexibly applied depending on the type of land use and lots sizes developed. **See Appendix C** for more information.
- **Transportation Action Item 4.3.2:** Continue to support connectivity incentivized subdivisions by offering smaller lot sizes as a bonus for good connections, as provided in **Land Use Action Item 1.2.2**.
- **Transportation Action Item 4.3.3:** Create density incentives to encourage private landowners to cooperate with each other for the planning of future street infrastructure connectivity. Provide for this by amending small area plans, as provided in **Community Character 1.1.1**, as part of the development approval.

5

GOAL 5 – TRANSPORTATION: Connect communities and transportation infrastructure across permanent barriers.

TRANSPORTATION PRINCIPLE 5.1: Provide for critical vehicle, transit, and active transportation crossings of the Union Pacific rail line.

- **Transportation Action Item 5.1.1:** Collaborate with the Utah Department of Transportation, as the state’s rail road crossing authority, to provide essential rail road crossings.
- **Transportation Action Item 5.1.2:** Pursue funding for bridge infrastructure to cross the rail road where denoted on the *Map 10 - Future Street and Transit on page 89*, and where otherwise specified in this plan or where deemed appropriate by the County Commission.
- **Transportation Action Item 5.1.3:** Consider bridging other existing at-grade crossings, where appropriate. When bridging an existing crossing, work with the rail road to retain the opportunity to place a new at-grade crossing elsewhere.
- **Transportation Action Item 5.1.4:** When approving new development, ensure alternative means of egress is provided that will not result in significantly more traffic for at-grade crossings.

6

GOAL 6 – TRANSPORTATION: While vehicle travel is important, the transportation network should be designed and constructed for all people, not just those in a private vehicle.

TRANSPORTATION PRINCIPLE 6.1: Create human-scale street infrastructure with active transportation facilities along all street types.

- **Transportation Action Item 6.1.1:** Accommodate accessibility under the Americans with Disabilities Act.
- **Transportation Action Item 6.1.2:** Ensure safe street crossings and intersections.

TRANSPORTATION PRINCIPLE 6.2: Design and build streets to complement their community context – whether agriculture, large lot residential, medium-lot residential, town centers, or open space.

- **Transportation Action Item 6.2.1:** Use a series of street and pathway network typologies to guide and promote connected networks for different land use contexts.
- **Transportation Action Item 6.2.2:** Establish a system of guidance for how street design can adapt to context while achieving the other Transportation Goals and Principles of connectivity, human scale, compact and orderly growth and regional access.

TRANSPORTATION PRINCIPLE 6.3: Integrate recreation trails into the active transportation network (*Map 11 - West Central Active Transportation on page 98*).

7 **GOAL 7 – TRANSPORTATION:** Support transit corridors that connect village areas and commercial/industrial areas with the greater urbanized Wasatch Front.

TRANSPORTATION PRINCIPLE 7.1: Utilize the existing rail corridor, or area immediately adjacent to it, to preserve space for future light rail transit.

- **Transportation Action Item 7.1.1:** As development occurs along the Union Pacific rail corridor, ensure 60-foot wide right-of-way is exacted from the developer for future light rail. Explore with adjacent cities how this transit corridor can efficiently connect to the Ogden transit station.

- **Transportation Action Item 7.1.2:** As the area’s population grows, work with the Utah Department of Transportation and the Utah Transit Authority to provide permanent transit facilities within this right of way.
- **Transportation Action Item 7.1.3:** Work with the Utah Department of Transportation, Utah Transit Authority, and Union Pacific Rail Road to provide frequent pedestrian bridges over the Union Pacific Rail Road to connect transit stations on the south side of Union Pacific’s rail line to commercial and residential areas on the north.
- **Transportation Action Item 7.1.4:** Until permanent transit facilities are constructed, utilize this public right-of-way as an active transportation right-of-way. Pursue the installation of the pedestrian bridges mentioned in **Transportation Action Item 6.1.3** to provide safe crossing across the Union Pacific rail line from the 12th street corridor to the north.
- **Transportation Action Item 7.1.5:** Plan for future transit oriented development along this corridor.
- **Transportation Action Item 7.1.6:** If an airport is supported in the planning area, preserve a transit corridor to the future airport property.

8

GOAL 8 – TRANSPORTATION: Provide for a new commercial and freight airport in the planning area.

TRANSPORTATION PRINCIPLE 8.1: Plan for a new airport west of 8300 West.

- **Transportation Action Item 8.1.1:** Conduct an airport facilities analysis to determine the best location and configuration of runways and other airport facilities. Based on the results, select a site and preserve it until the market will support a new airport.
- **Transportation Action Item 8.1.2:** Conduct a market analysis to determine at what point the market will support the creation of a new airport.

9 GOAL 9 – TRANSPORTATION: In the Uintah Highlands, provide for better infrastructure completion and connectivity.

TRANSPORTATION PRINCIPLE 9.1: Provide better street connections when remaining undeveloped or underdeveloped parcels are developed.

- **Transportation Action Item 9.1.1:** In the event preservation of land for each park, as provided in *Parks and Recreation Principle 1.4*, is not successful, implement street connectivity during the development of vacant parcels based on conceptual connections of *Map 13 - Uintah Highlands Connectivity Opportunities on page 113*. Consider alternate connections as well.

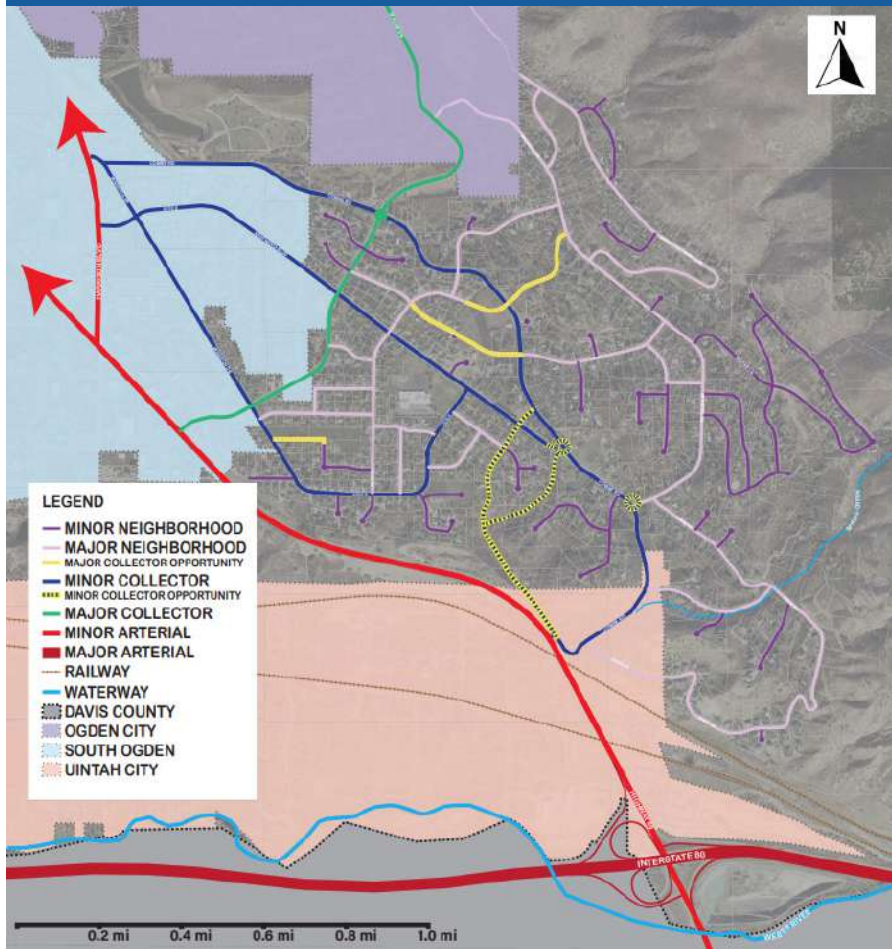
TRANSPORTATION PRINCIPLE 9.2: Provide better safety support for all users of Combe Drive.

- **Transportation Action Item 9.2.1:** Create a multi-use street-side pathway that runs the length of Combe Drive. Coordinate with Uintah City and South Ogden City to execute.
- **Transportation Action Item 9.2.2:** At blind intersections, install fourway stops to calm traffic and speeds. Install a user-activated Rapid Flashing Beacon System for the intersections of Combe Drive and 5950 South and Regency Drive, or where pedestrian crossing sight distance is otherwise limited (*Map 16 - Pathway Street Crossing with Rapid Flashing LED Beacons on page 115*).

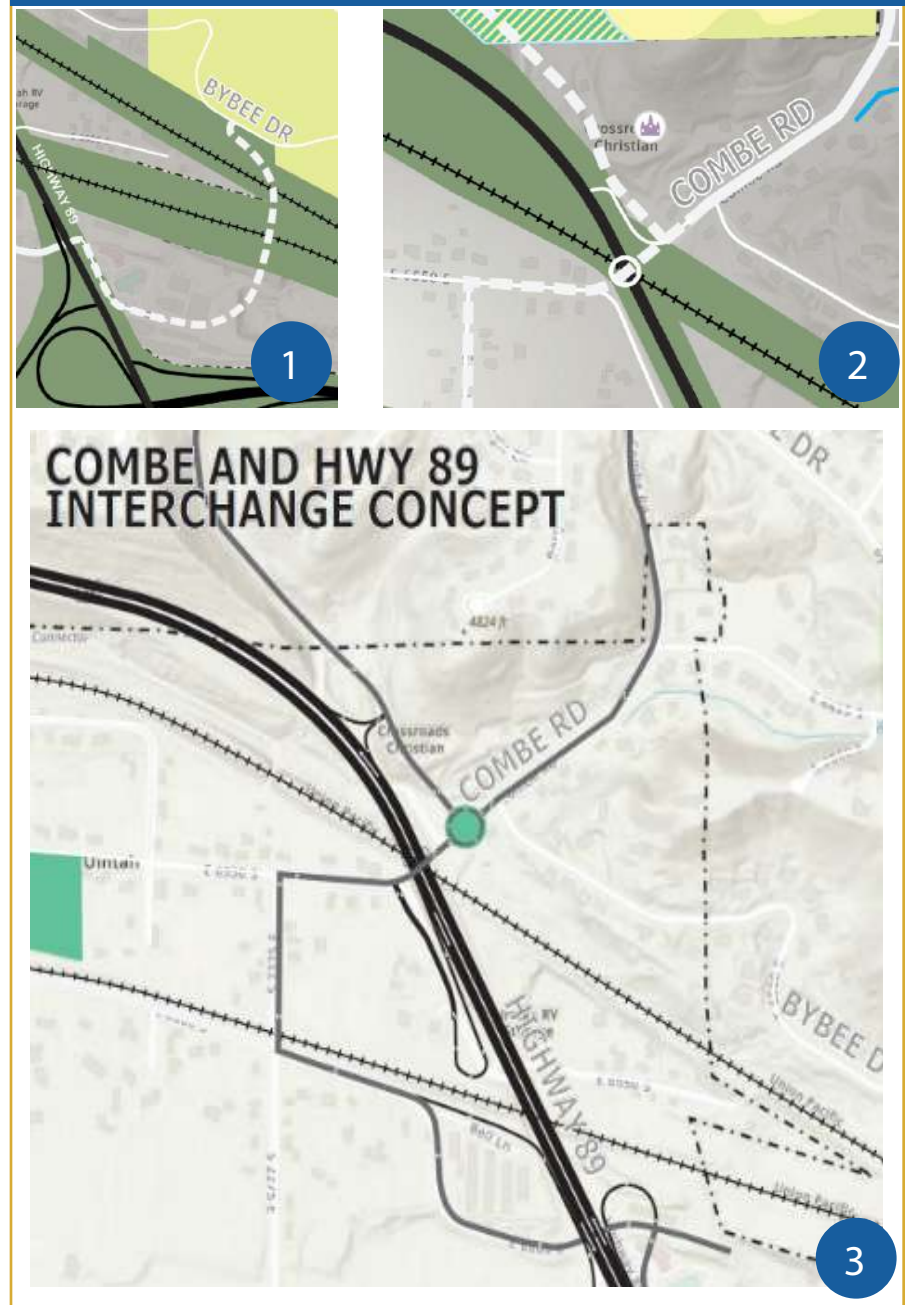
TRANSPORTATION PRINCIPLE 9.3: Complete missing pedestrian and curbing infrastructure.

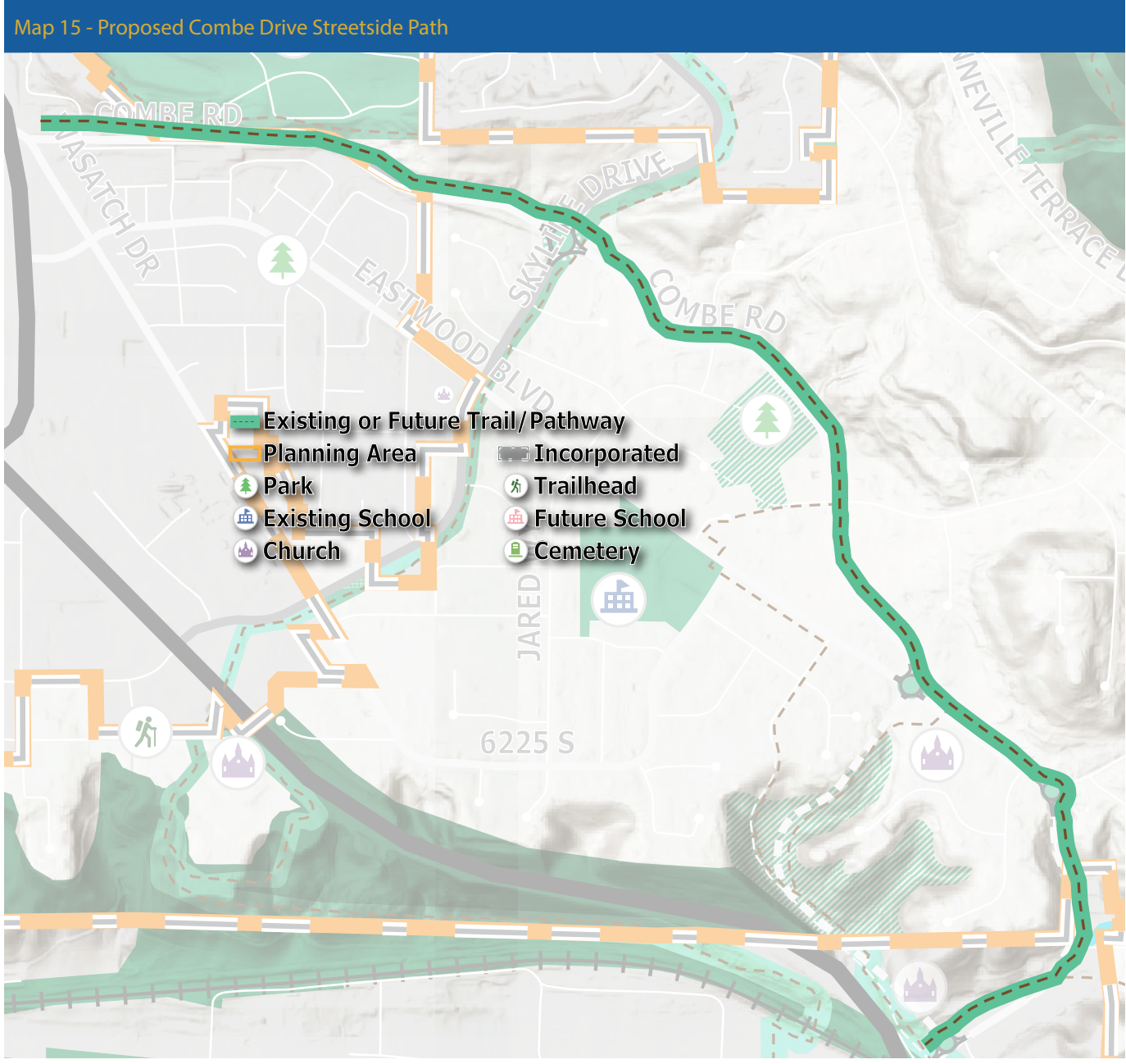
- **Transportation Action Item 9.3.1:** Install missing sidewalk and curb and gutter segments along all streets west of Combe Drive (*See Appendix C* for more information).

Map 13 - Uintah Highlands Connectivity Opportunities



Map 14 - Uintah Highlands Potential Highway 89 Connection Alternatives





Map 16 - Pathway Street Crossing with Rapid Flashing LED Beacons





CHAPTER 6

PARKS & RECREATION

Vision

Western Weber desires a parks and recreation system that meets the diverse needs of existing and future generations of residents and which builds upon the unique natural setting and features such as the Weber River and the Great Salt Lake shorelines. The future parks and recreation system is envisioned to encompass a range of developed and natural parks, open space corridors and preserved natural lands that serve local, community and regional park needs. An “emerald necklace” of interconnected and unified trails, trailheads and parks is desired that will establish the Western Weber area as one of the premiere recreation locations in the region that is fully connected with other recreational, educational civic and commercial destinations in Weber County and the region beyond.

Existing & Projected Conditions

INTRODUCTION

Public parks and natural open spaces not only provide places for community members to actively recreate and improve their physical fitness. They offer residents and visitors a place to gather in celebration, to exercise in the fresh outdoor air, and experience special landscapes that provide physical and visual relief from the built environment. They can also provide a host of ecosystem conditions that can help facilitate public services such as stormwater management and flood control, improvement of air and water quality and mitigation of extreme temperature fluctuations.



BACKGROUND

According to the input received by members of the public throughout this planning process, parks, recreation, trails have consistently emerged as community priorities. As open space, parks are markers of the community's sense of place, they symbolize the openness of agricultural tradition, and they offer a promise of how the area can be enhanced in the future through the development of a distinguished and interconnected system of usable open spaces.

In West Central Weber, the preservation of natural open space also emerged as a clear

community priority, as it is a reflection of the open land and agricultural traditions of the area. The large swaths of land in the northwestern and southwestern parts of the planning area that are currently owned by the State of Utah are of particular importance, encompassing much of the Little Weber River inlet to the Great Salt Lake and the land around Ogden Bay and the Great Salt Lake.

In the Uintah Highlands, the community desires to preserve any acreage for parks. There was a local LDS church bowery and grassy field that was used by the community as a park for years until the LDS Church sold it to a developer, with much angst from the community. There is very little undeveloped acreage left in the Uintah Highlands that

could be preserved as a park, so careful park planning and grassroots community action is essential to provide for this community need.

The Reese Park, located at 7100 West and 900 South, is the only formally improved public park in the planning area. There are private parks that are owned and managed by local churches or provided for the benefit of private residential developments. In contrast, there are hundreds of acres of natural lands associated with the Great Salt Lake and Weber River, in addition to smaller swaths and corridors associated with minor drainages and sensitive lands.

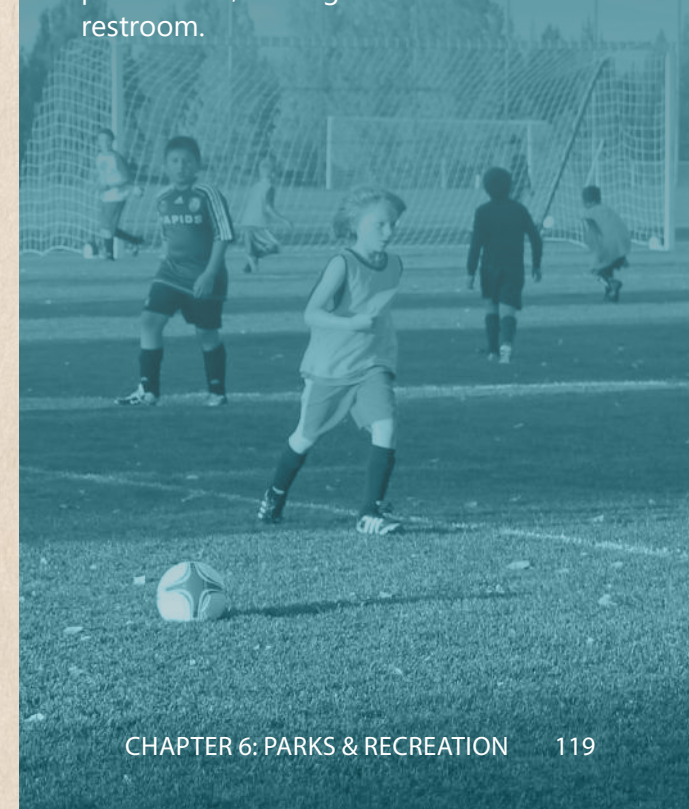
EMERALD NECKLACE CONCEPT

PARK TYPES

1

NEIGHBORHOOD PARKS

Generally ranging from five to ten acres in size, a neighborhood park is sufficient for meeting the developed park needs of the surrounding neighborhoods. Neighborhood Parks typically feature sport courts and/or sport fields, perimeter walking paths, trees, open grass areas, a playground, a pavilion, picnic areas, seating areas and sometimes a restroom.



- Weber River
- Open Space
- 🌲 Park
- 🚶 Trailhead
- - - Parkway Trail

The emerald necklace referred to herein is a concept in which components of a community and/or regional parks are tied together with a long string of interconnected trails and pathways. In West Central Weber, the emerald necklace would run along the Weber River, using an extension of the Weber River Parkway Trail, to connect both natural open spaces and improved park area. Most of the "emeralds" on the necklace are land that are within the flood plain area and are therefore not ripe for development. Other areas along the necklace may also be identified as prime park acreage, and should also be preserved as development occurs.



Image 51 - Community Park Walking Path

2

COMMUNITY PARKS

Community Parks typically range from ten to twenty acres in size, and are large enough for meeting the needs of the greater community area. In addition to providing sports fields and sport courts, playgrounds, pavilions, walking trails, restrooms, trees, large open grassy areas, picnic areas and seating areas, they usually provide at least one specialty feature with a community-wide draw (a sports complex, recreation center or large splash park, for example).

4

PRIVATE PARKS

Private parks are likely to be developed as part of private development projects to help meet the needs of the residents of private subdivisions. Such parks are generally not open to the public, tend to be small, limited use playgrounds, sports courts and small pavilions. In contrast, public parks usually include significant amenities and elements expressly intended to meet public needs and demands, including sports fields and other major recreation facilities. Since private parks and recreation facilities are generally not open for public use, they are not addressed in detail in this plan.

3

REGIONAL PARKS

The largest type of park envisioned for Western Weber is the Regional Park, which primarily encompasses the natural areas associated with the Great Salt Lake shorelines, the Weber River, areas encumbered by floodplains, and other natural features that should be preserved for the benefit of future generations. Regional Parks are greater than 20 acres in size. They will generally be much larger in Western Weber, as they will encompass large tracts of natural lands. Similar to Community Parks, Regional Parks may include specialty park features, although with a distinct regional draw. In Western Weber such facilities might include a nature center, a bike park/pump track, or an environmental education center, in addition to carefully-sited sports fields and courts, playgrounds, pavilions, restrooms, picnic areas and seating, and a wide range of multi-purpose trails and associated trailheads.

WESTERN WEBER SPECIAL PARKS DISTRICT

The Western Weber Special Parks district was established several years ago with a mandate to provide park and recreation services for the greater Western Weber area through the targeted collection of fees and taxes. In the ensuing years the Service Area has begun to establish partnerships with Western Weber residents, communities and Weber County, with the intent of establishing strong, collaborative relationships and a tradition for sharing amenities and facilities. The primary goals of the district are to provide and maintain a range of parks and recreation sites, facilities, amenities and services with a special focus on meeting the specific needs of residents.

The district has thus far successfully acquired land for parks, although it has not been able to secure the water rights necessary for establishing and maintaining any parks. Other challenges are highlighted by the decision of Warren and West Warren to pull out of the district, reportedly due to conflicts related to funding. As a result, the district currently has no existing parks within its jurisdiction.

The Western Weber Special Parks District Master Plan was adopted by the district the latter part of 2023. The plan is focused on establishing community parks and neighborhood parks as the primary facilities

for meeting the needs of the district's residents. The plan includes a range of specific ideas that are intended to be unified with the goals and directives of the Western Weber General Plan, with particular emphasis on preserving parks and open spaces, and establishing a range of trails, paved bike/pedestrian paths and associated trailheads that provide linkages to and from neighborhoods, destinations, and communities within the Western Weber area and beyond.



RANGE OF PARKS, OPEN SPACE, & TRAILS IN WESTERN WEBER



EXISTING PARK NEEDS & SERVICE LEVELS

The Future Parks and Recreation map indicates a range of parks, primarily located along key trail corridors that form the “Emerald Necklace” system. As the area matures and more parks are established, it is recommended that detailed analyses are conducted to ensure the future parks system in Western Weber meets community needs. The first analysis that should be conducted is a Level of Service Analysis, which examines park acreage in relation to population, and the other is a Distribution/Service Area Analysis, which evaluates the distribution of parks in the planning area to determine if gaps in service exist.



LEVEL OF SERVICE ANALYSIS

The National Parks and Recreation Association (NRPA) developed the level of service analysis to help communities evaluate whether the park land amount is sufficient for meeting community’s needs. The level of service analysis is a ratio calculated by dividing the total acres of park land by the population and multiplying by 1,000. This resulting figure represents the number of park acres provided for every thousand residents. This level of service analysis is generally a national benchmark tool for assessing park needs. It provides the framework for a community to compare its performance against other cities and minimum national standards.

DISTRIBUTION ANALYSIS

A distribution analysis examines how existing parks are distributed throughout the area in order to understand the spatial and locational characteristics of the area’s park system. This analysis should be supported by public input to help determine the acceptable distance from home to the closest park.

$$\text{Level of Service} = \frac{\text{Total Acres Park Land}}{\text{Total Population}} \times 1,000$$

PARK LAND ACQUISITION & DEVELOPMENT

To help meet future needs in the most cost-efficient manner, land should be secured as soon as possible to meet future park needs, which is especially critical given increasing land costs. It is recommended that no parks smaller than three acres are acquired or developed, as they are small, difficult to maintain and challenging to operate, placing a significant burden on maintenance staff and resources. Weber County should instead focus on providing Neighborhood and Community Parks to the greatest degree possible, which will offer the most “bang for the buck” and more efficiently utilize maintenance and operations funds.



OPEN SPACE

Open space, whether publicly or privately owned, provides physical and visual relief from the more developed areas. The area is fortunate to have the Great Salt Lake shorelines and a wide range of waterways, drainages, natural corridors and sensitive lands to serve as an open space system. Open space provides a host of ecological benefits. It helps purify the soil, water and air, can absorb and deflect noise, wind and visual disturbances, helps absorb carbon and reduces urban heat. These valuable lands ensure that natural drainages are available to convey stormwater and assist with stormwater infiltration into the soil. Open space is also important for protecting critical habitat and, when carefully developed with trails, can serve as connections to parks and neighborhoods.

According to public input, the preservation and incorporation of open spaces into the future community structure is important to Western Weber residents. To meet this desire, open space should be acquired and preserved as opportunities arise, providing places to extend the parks and trail system, preserve waterways, natural drainages and viewsheds, and preserve agricultural land in the community.

TRAILS & TRAILHEADS

Trails are an essential thread in the fabric that weaves communities together. They are an integral component of a connected community, providing direct and easy access to local parks and open space. They also offer recreation and mobility opportunities while connecting local homes and businesses, essential services, and regional transit systems. There is strong public support for the development of additional trails in West Central Weber.

Map 12 - Uintah Highlands Active Transportation & Recreation on page 99 and Map 17 - Parks & Recreation on page 126 illustrate the proposed future trails for the planning area. Rather than defining exact alignments, the concept establishes the general corridors where regional trail connections are necessary or desired. Most waterways, both man made and natural, are proposed to serve as a trail corridor. The resulting regional trail framework creates a fully-interconnected system for the area, serving the east, west, north and south portions of the area, and connecting the Great Salt Lake to the area and providing regional trail connections to the north, east and south. Although not illustrated, local trails are encouraged to connect the regional trail system to local parks, open spaces, schools, neighborhoods and destinations. These routes will provide a finer grain of recreation and travel options.

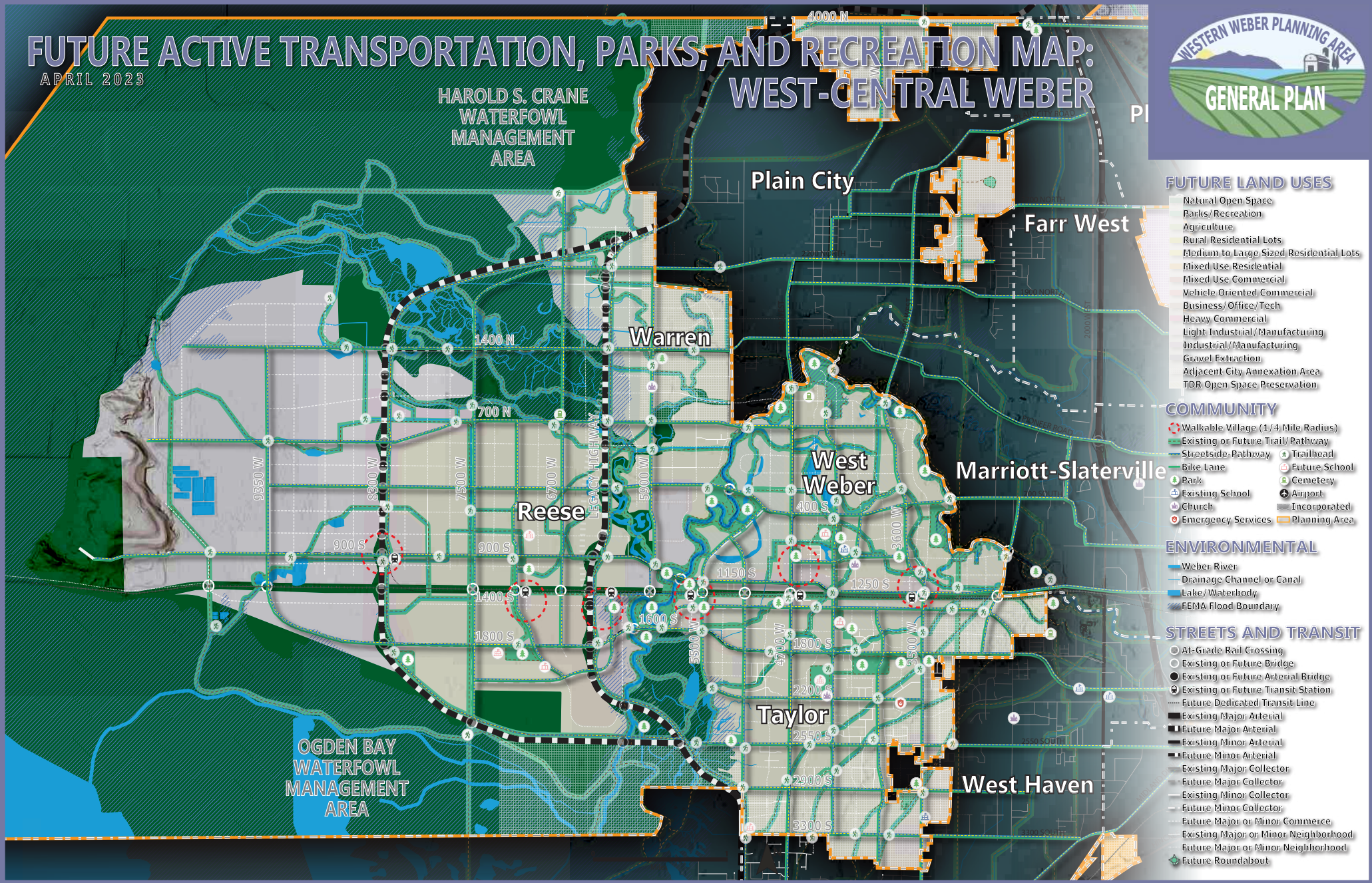
TRAILHEADS

The future park system should be linked together through an interconnected system of trails and trailheads. Utilizing parks as trailheads will increase the efficiency of such investments, since restrooms and other amenities can meet both user groups' needs. **Map 13 and Map 18** show the general location of trailheads. The county should work with the parks district to establish a reasonable distance along the trails system between major trailheads, then select which proposed trailheads on the map will be major trailheads. A major trailhead has public restrooms and culinary water facilities. The remaining trailheads shown between the major trailheads are intended to be minor trailheads. Minor trailheads only provide a handful of parking spaces, informational trail and wayfinding signage, and access to a trail. The intent of establishing so many minor trailheads is to provide many points along the trails network to access the trails, and provide a greater distribution of trail accesses throughout the community to provide for optimal community connectivity.

Trail and trailhead design standards should be established as part of the ongoing Western Weber Special Park District Master Plan. Recognition should be given that the implementation of the entire trail planned network may take generations to realize.

FUTURE ACTIVE TRANSPORTATION, PARKS, AND RECREATION MAP: WEST-CENTRAL WEBER

APRIL 2023



FUTURE LAND USES

- Natural Open Space
- Parks/Recreation
- Agriculture
- Rural Residential Lots
- Medium to Large Sized Residential Lots
- Mixed Use Residential
- Mixed Use Commercial
- Vehicle Oriented Commercial
- Business/Office/Tech
- Heavy Commercial
- Light Industrial/Manufacturing
- Industrial/Manufacturing
- Gravel Extraction
- Adjacent City Annexation Area
- TDR Open Space Preservation

COMMUNITY

- Walkable Village (1/4 Mile Radius)
- Existing or Future Trail/Pathway
- Streetside-Pathway
- Bike Lane
- Park
- Existing School
- Church
- Emergency Services
- Trailhead
- Future School
- Cemetery
- Airport
- Incorporated
- Planning Area

ENVIRONMENTAL

- Weber River
- Drainage Channel or Canal
- Lake/Waterbody
- FEMA Flood Boundary

STREETS AND TRANSIT

- At-Grade Rail Crossing
- Existing or Future Bridge
- Existing or Future Arterial Bridge
- Existing or Future Transit Station
- Future Dedicated Transit Line
- Existing Major Arterial
- Future Major Arterial
- Existing Minor Arterial
- Future Minor Arterial
- Existing Major Collector
- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- Future Major or Minor Commerce
- Existing Major or Minor Neighborhood
- Future Major or Minor Neighborhood
- Future Roundabout

OTHER TRAIL IMPROVEMENTS

In addition to providing a complete and interconnected network of trails and trailheads, residents also indicated a desire for safe trail crossings at major roadways and improved trailhead facilities. The establishment of a consistent regulatory, wayfinding and interpretive sign system is an important component of the county's trails system. It can inform trail users of use regulations, location of key destinations, and provide awareness of proper public stewardship of the trail and open space system.

The Western Weber trail system should be implemented as opportunities arise, by securing property for trails, trail easements and trailheads, and by negotiating trails as part of development approvals. The future trail system should focus on segments that expand the existing trail network, fill gaps or otherwise help achieve the long-term vision. Extension of the Weber River Trail through the area to the Great Salt Lake should be a major goal of this chapter.

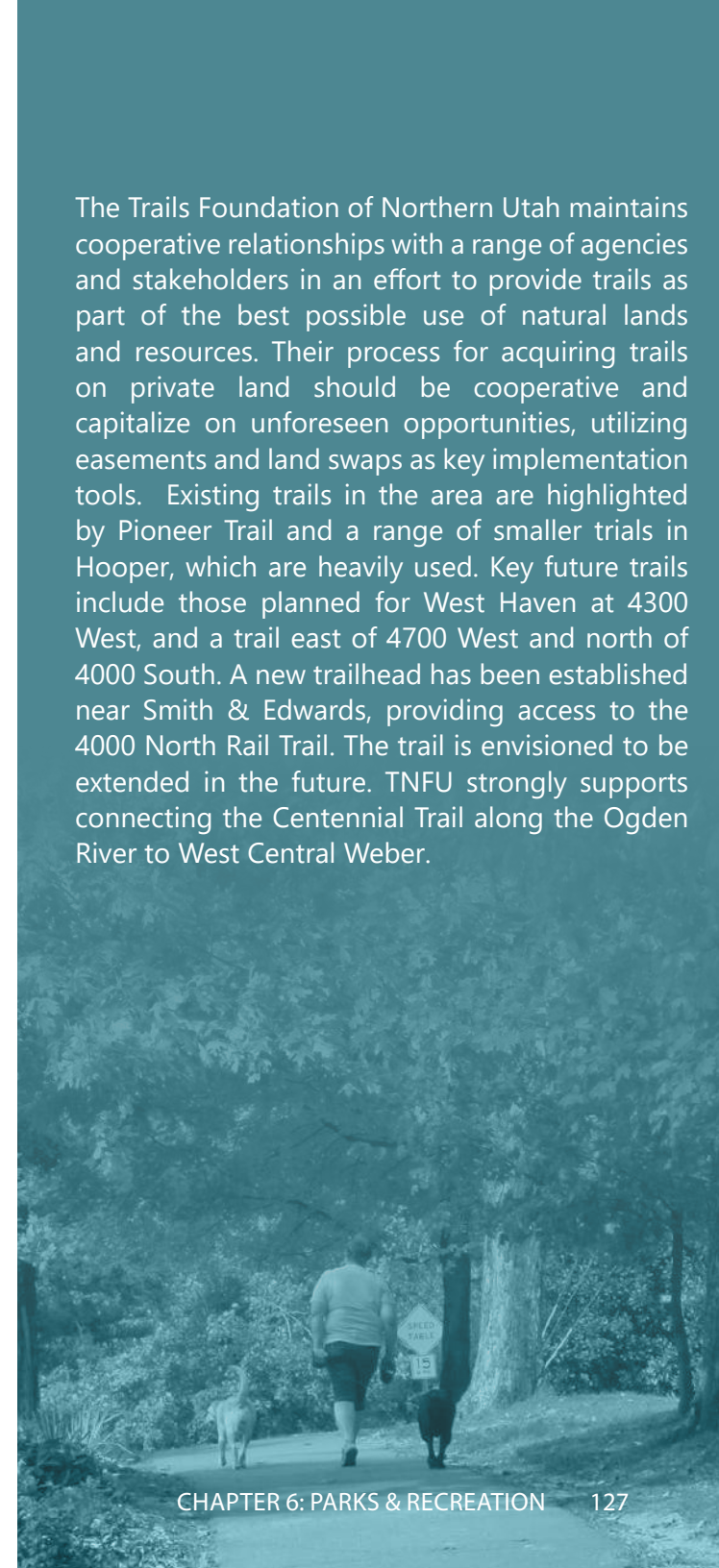
Completing the long-term regional trail corridors through Western Weber should be one of the top priorities, facilitating regional access and linkages to amenities and destinations as part of establishing specific alignments and priorities for implementation. Trail and trailhead enhancements and system-wide wayfinding and signage are also key for improving the usability of the Western Weber trail system.

Figure 52 - Example of Trail Wayfinding Standards



Source: Ogden Valley Wayfinding Plan

The Trails Foundation of Northern Utah maintains cooperative relationships with a range of agencies and stakeholders in an effort to provide trails as part of the best possible use of natural lands and resources. Their process for acquiring trails on private land should be cooperative and capitalize on unforeseen opportunities, utilizing easements and land swaps as key implementation tools. Existing trails in the area are highlighted by Pioneer Trail and a range of smaller trails in Hooper, which are heavily used. Key future trails include those planned for West Haven at 4300 West, and a trail east of 4700 West and north of 4000 South. A new trailhead has been established near Smith & Edwards, providing access to the 4000 North Rail Trail. The trail is envisioned to be extended in the future. TNFU strongly supports connecting the Centennial Trail along the Ogden River to West Central Weber.



Goals, Principles & Implementation Actions



PARKS & RECREATION

1

GOAL 1 – PARKS & RECREATION: Provide for the physical, mental, and emotional needs of the community by creating physical park locations in which existing and future residents may recreate, exercise, blow off steam, play, quietly contemplate, and connect with and enjoy nature.

PARKS & RECREATION PRINCIPLE 1.1: In tandem with *Land Use Goal 5*, Support the creation of a regional, community, and neighborhood parks and trails system along the Weber River.

- **Parks and Recreation Action Item 1.1.1:** Create an “Emerald Necklace” regional park system along the Weber River that includes a linear park system along the river and both natural and improved parks, or “emeralds,” along the linear park system.
- **Parks and Recreation Action Item 1.1.2:** Create Weber River Corridor Park that includes all land within 300 feet of the high-water mark of the Weber River. Exact this land from the landowner at the time of development where appropriate. Reserve an easement for the future park when exaction of the land is not appropriate. Establish a Weber River corridor setback where no permanent structures can be constructed within 300 feet of the high-water mark of the river.
- **Parks and Recreation Action Item 1.1.3:** In cooperation with the Park District, pursue opportunities to acquire park land along the Weber River. The areas shown on the Future Land Use Map present some opportunities, but pursue other opportunities with landowners as development along the river occurs.

- **Parks and Recreation Action Item 1.1.4:** Encourage areas in the floodplain to be held as public park land. Pursue opportunities to create nature parks in floodplains, unless a more formal park is more desirable in that area.

PARKS & RECREATION PRINCIPLE 1.2: Support the creation of parks and recreation districts to own, operate, and maintain parks, trails, and recreational facilities.

- **Parks and Recreation Action Item 1.2.1:** Encourage the formation of a parks district in the Uintah Highlands area.
- **Parks and Recreation Action Item 1.2.1:** Encourage the expansion of the West Weber Parks Special District to include all of West Central Weber.

PARKS & RECREATION PRINCIPLE 1.3: In tandem with *Land Use Principle 2.5*, support smart-growth principles by ensuring new development contributes a fair share to providing both neighborhood and community parks.

- **Parks and Recreation Action Item 1.3.1:** Work with the parks district to analyze the desired ratio of neighborhood park acreage per 1000 residents. Using this ratio, determine how many neighborhood park acres should be provided per residential unit. Evaluate acreage needs for both improved and natural park acreage. Revise development regulations to ensure new development provides their proportionate share of neighborhood park acreage.
- **Parks and Recreation Action Item 1.3.2:** As development occurs, neighborhood park improvements should be completed at the expense of the developer. Development of, or contribution toward the development of, a neighborhood park should be considered a “project improvement,” under the impact fee act. The cost for improvements thereof should not be in lieu of impact fees charged for park “system improvements,” if applicable. Pressurized secondary water should be provided by the developer for each neighborhood park. Support the local park district’s role in acquiring, owning, and operating these parks.
- **Parks and Recreation Action Item 1.3.3:** For smaller developments in which no meaningful neighborhood park space can be provided, consider a fee in lieu of park acreage contribution.

- **Parks and Recreation Action Item 1.3.4:** Encourage the local park district to create an impact fee for “system improvements.” Generally, “system improvements” will be improvements to larger community or regional parks.

PARKS & RECREATION PRINCIPLE 1.4: Provide for open space areas within residential areas as a means of breaking up development and to provide recreational opportunities and enhance visual aesthetics of a neighborhood.

- **Parks and Recreation Action Item 1.4.1:** Amend the County’s Master Planning Development Overlay Zone and other development tools to incentivize the creation of public parks above and beyond that suggested in ***Parks and Recreation Action Item 1.3.1.***
- **Parks and Recreation Action Item 1.4.2:** Open space that is preserved in a residential area should first and foremost be offered to the local parks district as an improved park. If the parks district does not desire the park, a HOA-owned and operated park that is open to the public should be provided.
- **Parks and Recreation Action Item 1.5.3:** As development occurs pursue opportunities to locate public parks adjacent to new schools, with strong pedestrian connectivity between the two. Pursue opportunities for joint management and maintenance agreements for school/park shared facilities.
- **Parks and Recreation Action Item 1.4.4:** Where a park is not desirable, low-impact crop production, such as a small hobby farm or community garden, should be encouraged and supported. The low impact raising and grazing of animals should also be supported as long as sufficient acreage and land vegetation exists that ensures overgrazing is unlikely.

PARKS & RECREATION PRINCIPLE 1.5: Provide regional parks that support large-acreage parks and recreation. These parks may be natural parks in areas where natural land preservation is valuable, but may also include one or more large County or District park complex with sports fields, recreation centers, tracks, etc.

- **Parks and Recreation Action Item 1.5.1:** Pursue opportunities to preserve the large regional park area shown on ***Map 17 - Parks & Recreation on page 126.***

2

GOAL 2 – PARKS & RECREATION: Provide for the physical, mental, and emotional needs of the community by creating physical park locations in which existing and future residents may recreate, exercise, blow off steam, play, quietly contemplate, and connect with and enjoy nature.

PARKS & RECREATION PRINCIPLE 2.1: Trail and pathway infrastructure should grow at a commensurate rate to population growth.

- **Parks and Recreation Action Item 2.1.1:** In tandem with *Active Transportation Principle 2.4.2*, as primary roads are improved, parallel separated bicycle and pedestrian trails should be installed.
- **Parks and Recreation Action Item 2.1.2:** Provide safe paths for children going to and from schools and parks.
- **Parks and Recreation Action Item 2.1.3:** Seek opportunities to install multi-use paved trails along permanent features in the area such as railroads, man made and natural water courses, and street. Ensure developers install these pathways as development occurs.
- **Parks and Recreation Action Item 2.1.4:** Collaborate with the Trails Foundation of Northern Utah, the Utah Department of Transportation, property owners, local transportation agencies, adjacent cities, canal and railroad rights-of-way owners, and others affected to identify the best alignments for trails shown on the Parks and Recreation Map.
- **Parks and Recreation Action Item 2.1.5:** In open space areas that are intended to remain natural open space, such as regional parks, consider other trail types that are not asphalted, such as equestrian trails and hiking trails.
- **Parks and Recreation Action Item 2.1.6:** Pursue additional funding options for the installation and/or connection of trails.
- **Parks and Recreation Action Item 2.1.7:** Implement the trails and pathways cross sections as depicted in Figure 53 - Pathway Cross Section - Street Adjacent on page 133, or similar:

Figure 53 - Pathway Cross Section - Street Adjacent



Figure 54 - Pathway Cross Section



3

GOAL 3 – PARKS & RECREATION: Ensure that residents of Western Weber have equitable access to parks.

PARKS & RECREATION PRINCIPLE 3.1: Future levels of service for parks will be established concurrently with the growth and development of the parks and recreation system.

- ❑ **Parks and Recreation Action Item 3.1.1:** Develop and implement a signage and wayfinding system for recreational and active transportation trails. Provide ample information about available facilities, amenities and regulations.
- ❑ **Parks and Recreation Action Item 3.1.2:** Acquire park land to meet LOS and distribution needs as soon as possible to avoid escalating land costs.

PARKS & RECREATION PRINCIPLE 3.2: Ensure that new parks and open space provide high-quality recreation opportunities for the community.

- ❑ **Parks and Recreation Action Item 3.2.1:** The acquisition of neighborhood parks should include three or more acres, whenever possible.
- ❑ **Parks and Recreation Action Item 3.2.2:** Develop each park with a combination of unique design, themes and amenities to encourage strong identities for each park in the context of the surrounding

neighborhood or community. Match the design theme with the themes fleshed out during small area planning, as provided in **Community Character Action Item 1.1.1**.

- **Parks and Recreation Action Item 3.2.3:** Incorporate public art through artistic dark-sky lighting, furnishings, plantings, sculpture, landscape art and other methods of artistic expression into parks and other improved public landscapes.
- **Parks and Recreation Action Item 3.2.4:** Encourage the park district(s) to adopt minimum park amenities standards, and ensure development of parks meet or exceed the established standards.

PARKS & RECREATION PRINCIPLE 3.3: Ensure that new development provides adequate open space, buffering and landscaped areas.

- **Parks and Recreation Action Item 3.3.1:** Modify codes and ordinances to establish developer participation in the provision of small private parks, open space, and trails.

4 GOAL 4 – PARKS & RECREATION: Maintain a high standard of maintenance for the area’s parks.

PARKS & RECREATION PRINCIPLE 4.1: Continue to improve the best management and maintenance procedures to protect the parks and recreation investments in the planning area.

- **Parks and Recreation Action Item 4.1.1:** Protect the community’s investment in future sports fields by resting fields regularly to prevent damage by overuse.
- **Parks and Recreation Action Item 4.1.2:** Encourage local park districts to update annual revenue collection and budgets to ensure funding for operation and maintenance of parks and other recreation and open space lands is sufficient to meet needs.
- **Parks and Recreation Action Item 4.1.5:** Work with parks districts to update parks in a way that helps reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.

- **Parks and Recreation Action Item 4.1.6:** Work with park districts to increase the variety of amenities in parks to promote park resiliency.
- **Parks and Recreation Action Item 4.1.7:** Support the park district’s role in providing amenities and facilities to help residents “self-maintain” their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.).
- **Parks and Recreation Action Item 4.1.8:** Protect the urban forest and naturally and non-naturally occurring vegetation in the area’s parks and open spaces.

5

GOAL 5 – PARKS & RECREATION: Promote water conservation and similar practices to help ensure the area’s parks and trails are sustainable and resilient.

PARKS & RECREATION PRINCIPLE 5.1: As new parks, open space, recreation facilities and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.

- **Parks and Recreation Action Item 5.1.1:** Utilize drip irrigation, moisture sensors, central control systems, appropriate plant materials, soil amendments and other county requirements as applicable to create a more sustainable Western Weber parks and recreation system.
- **Parks and Recreation Action Item 5.1.2:** Implement industry standards and best practices to ensure plants are water-wise, regionally appropriate and as low maintenance where appropriate to reduce maintenance and water demands.
- **Parks and Recreation Action Item 5.1.3:** Convert non-active areas of parks and other public lands to water-wise plantings and mulches, using native plants where possible, to reduce water and maintenance demand.

6

GOAL 6 – PARKS & RECREATION: Complete a comprehensive, interconnected recreational trail network over the next 20 years.

PARKS & RECREATION PRINCIPLE 6.1: Assure that the trails system meets public needs and expectations.

- **Parks and Recreation Action Item 6.1.1:** Continue to support the Trails Foundation of North Utah in making trail and bike lane maps available to the public online and in the form of printed maps.
- **Parks and Recreation Action Item 6.1.2:** Develop an accessible network of supportive pedestrian infrastructure, including sidewalks, curb ramps and trails near existing and future parks, trailheads, transit stops, and other high-use community destinations.

PARKS & RECREATION PRINCIPLE 6.2: Require land use planning and the development review processes in Western Weber to incorporate trail master planning that prioritizes public access to trails.

- **Parks and Recreation Action Item 6.2.1:** Continually evaluate system-wide trail needs as part of future planning efforts, focusing on closing gaps and improving connections with existing and future neighborhoods, destinations, parks, recreation facilities and future transit stations.
- **Parks and Recreation Action Item 6.2.2:** Require private development projects to finance and install bicycle facilities, sidewalks and trails recommended in this and the transportation chapter, along with their corresponding active transportation and recreation maps.
- **Parks and Recreation Action Item 6.2.3:** Require sidewalks, pathways, plazas, or other pedestrian-friendly entrances to all buildings in village areas or along where commercial or multifamily housing uses occur.

PARKS & RECREATION PRINCIPLE 6.3: Maintain trails as safe, attractive and comfortable amenities for the community.

- **Parks and Recreation Action Item 6.3.1:** Ensure that maintenance routines include the control of weeds (particularly thorny species), removing trash and debris and selective plowing of crucial routes to facilitate winter trail use.
- **Parks and Recreation Action Item 6.3.2:** Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trail development through maintenance and long-term improvements.
- **Parks and Recreation Action Item 6.3.3:** As trails are installed, consider installing a safe system of dark-sky compliant trail lighting and emergency response stations along major/popular routes where appropriate.



CHAPTER 5

UTILITIES & SERVICES

Vision

Western Weber County desires **adequate utilities and public services that provide for the current and long-term needs of the community**. Weber County, other utility and service providers will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

Existing & Projected Conditions

The capacity and quality of utilities and public services significantly affect the rural quality of life enjoyed by those who live and own property in Western Weber County. Residents expressed concern that population growth will increase the demand for utilities and public facilities and services. As the population increases, it is important to ensure that supply of services keeps pace with demand and that the expansion of utility infrastructure is planned to accommodate future needs.

The community consensus is that utility infrastructure development should be available when it is needed but should not drive growth, and that planning for future utility services should observe the limitations of the water and soil resources of the area.

The goals and principles presented in this element are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs. It is important that new development pay its fair share of the cost of expansion of utility

infrastructure and provision of services to newly developed areas of the planning area. Most utilities and public services require a substantial investment that must be planned well in advance of the need for the services. Major factors in determining the amount, location and type of growth that Western Weber County can anticipate include who will pay for improvements and where those facilities will be located.

Residents in the unincorporated areas of Western Weber rely on individual water and sewer systems and on private companies and special-use districts to develop, operate, and maintain most of the community's water, sewer, and electric power utility services.

Planning, zoning, and general administrative services are provided directly by Weber County. Fire and emergency response services are provided by Weber Fire District, while police service is provided by the Weber County Sheriff's Office. Weber School District serves the residents of Western Weber Planning Area.



Water Use & Preservation

CURRENT DEMAND

As of the 2022 State of Utah Legislative Session, general plans are now required to estimate water demand based on land use categories. While this requirement is not required to be fulfilled until 2026, this plan address it based on best available information at the time. This requirement should be revisited as better information becomes available.

The amount of water needed to sustain certain land uses are provided in the following table. The land use categories are based on the categories found in the State’s water plan. This data is based on information provided by the Taylor West Weber Water District. The district reports 2,684 residential customers. At approximately three people per household, this assumes the population they serve is approximately 8,052 people. The gallons per capita per day (GPCD) water demand in the last column ties the water use to the population. This provides an industry-standard metric that helps establish the amount of water necessary to sustain the current population. It also can help project water demand as the population changes.

Table 11 - Taylor West Weber Water District – Culinary Water Use.

Land Use Category	Connections	Gallons Per Day	Gallons Per Unit Per Day	Gallons Per Capita Per Day (GPCD) Water Demand
Residential	2,684	752,580.65	280.40	93.47
Commercial	23	11,493.87	499.30	1.43
Institutional	8	14,000	1,750	1.74
Industrial	No Data	No Data	No Data	No Data
Agriculture	39	48,322.58	107	6
Mining	No Data	No Data	No Data	No Data
Aquaculture	No Data	No Data	No Data	No Data
Power Generation	No Data	No Data	No Data	No Data

Source: Taylor West Weber Water District, billing dates May 1, 2022 through May 31, 2022.



Image 55 - Outdoor Residential Water Use



Image 56 - Agriculture Water Use

Table 12 - State of Utah Agricultural Water Duty (4.0 Acre-Feet per Acre per Year).

Land Use Category	Acres	Gallons Per Day	Gallons Per Acre Per Day*	Gallons Per Capita Per Day (GPCD) Water Demand
Agricultural	27,169	97,019,680	3,570.97	12,049.14

Source: Utah State University Extension¹ based on 2019 data.

*Gallons per day averaged for each day in a year and based on the area's 4.0 acre-feet per acre annual irrigation duty.

¹ Feuz, Ryan, Ryan Larsen, and Cody Zesiger. "Size and Scope of Weber County Agriculture 2019." <https://digitalcommons.usu.edu/>, March 2020. Accessed July 5, 2022. https://digitalcommons.usu.edu/cgi/viewcontent.cgi?article=3107&context=extension_curall#:~:text=The%20county%20had%2028%2C259%20acres,cropland%20and%20pastureland%20were%20irrigated.&text=The%20growing%20season%20in%20Weber,four%20and%20a%20half%20months.

THE EFFECT OF PATTERNS OF DEVELOPMENT ON WATER DEMAND & WATER INFRASTRUCTURE

Based on existing trends in agricultural water being exchanged for municipal and industrial water, the State Division of Water Resources estimates that by 2065 there will be somewhere between 15,700 acre-feet and 26,100 acre-feet of water converted from agricultural water into municipal and industrial water.

Table 13 -Potential Conversion from Agricultural to Municipal and Industrial (M&I) Use Between 2020 and 2065.

Low Range	Mid Range	High Range
15,700 Acre-Feet	20,900 Acre-Feet	26,100 Acre-Feet

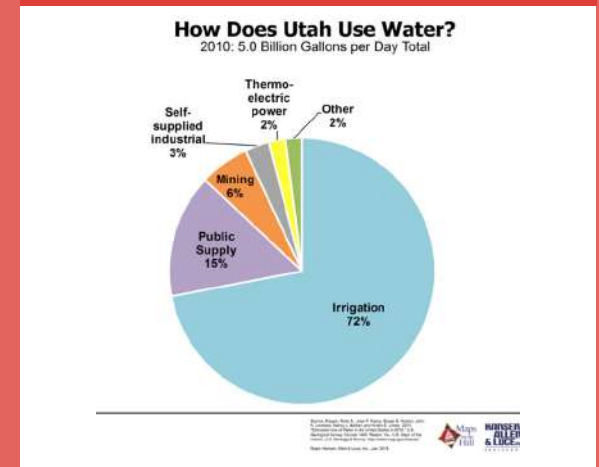
Source: Water Resources Plan (2022) pg 78. Pulled June 2, 2022 from <https://water.utah.gov/wp-content/uploads/2022/01/Water-Resources-Plan-Single-Page-Layout.pdf>.

METHODS OF REDUCING WATER DEMAND AND CONSUMPTION

The Utah Division of Water Resources has set a goal to reduce the Weber River basin's per capita water consumption by 20 percent by 2030. They further desire to reduce it by 30 percent by the year 2065.

Integrated throughout this Water Use and Preservation section, methods of reducing water demand and consumption are addressed pursuant to 17-27a-403.

Figure 57 - How Does Utah Use Water?



CULINARY WATER

Weber County currently plays no direct role in supplying culinary water to the planning area. Whether through development of additional private sources or expansion of existing community water systems, the area's projected growth will require additional culinary water and new water infrastructure.

West Central Weber residents expressed great concern over the availability and quality of culinary water sources. A number of the residents and businesses in West Central Weber rely on private water wells and developed springs for culinary (drinking) water service, but many residents depend on water service from three individual water companies. Taylor-West Weber Water Improvement District, Warren West Warren Water District, and Bona Vista Water Improvement District are the primary water service providers in the planning area. Each water company has a limit on the number of customers it can serve, based on its public water system certification. Apart from authorized capacity, water service providers are limited by the production capacity of their water sources, primarily wells, and several have experienced deliverability problems in the past, despite having fewer customers than their authorized capacity. Weber Basin Water Conservancy District is the water wholesaler for Weber County and has several projects underway to help expand service capabilities to water companies in the western portion of the county. Long term solutions from Weber Basin include surface water treatment.

Surface water can be treated for culinary uses, but the construction and operation of water treatment facilities are expensive. As the area's available water resources become scarce over time the State's plan is to tap water resources from other drainage basins. The Bear River Development Act of 1991, the infrastructure of which at the time was projected to be needed to serve the planning area by 2015, is a planned surface water development source for the area. Given technological advancements, conservation efforts, and other water projects in the area, the need for this infrastructure is now projected to be another 30 years out. The project will bring approximately 50,000 acre-feet of new water availability to the Weber Basin Water Conservancy District.

CULINARY WATER REDUCTION OPPORTUNITIES

Reducing culinary water waste is more challenging and perhaps more invasive than addressing water waste in secondary and irrigation water systems. This is because it effects the use of water inside buildings. Below are some methods that can be or are being employed to address this concern:

- The state has recently enacted new rules further restricting the amount of water allowed to flow from sink faucets and showers.
- Require water-wise educational signage in all public restrooms and hotel bathrooms that remind the public to be water conscientious and that encourage use of water only for what is necessary.
- Conduct robust educational campaigns to continually remind the public how to best conserve water.
- Provide outreach to schools to teach and encourage students to use water-wise behavior.
- Fund grants or loans for home plumbing repair of leaky or aging water infrastructure.

SECONDARY WATER

For the purposes of this general plan, “secondary water” refers to untreated pressurized water intended for the watering of outdoor landscaping.

Parts of the planning area are served by secondary water. Hooper Irrigation Company provides most of the secondary water service in West Central Weber. This water service is pressurized in the area south of the 12 Street corridor and east of the Weber River. The company is working toward providing pressurized services on the north side of the 12 Street corridor and east of the Weber River.

Neither the Taylor West Weber nor the Warren West Warren culinary water districts allow the use of culinary water for secondary water purposes. The districts do not have the capacity to serve secondary use. Both districts require provision of secondary water service prior to their approval of their culinary water use. Developers in areas that are not served by Hooper Irrigation Company have historically proposed individual secondary water systems per subdivision. These systems have not had long term success, and both water districts are leery about approving more culinary service unless the area is served by a well-established secondary water company.

Because both districts condition access to their culinary water on a secondary system over which they have no control or authority, it may be more prudent for these districts to control and operate both culinary and secondary water services, or plan for the unintended probability that their culinary service might be used for secondary purposes.

SECONDARY WATER REDUCTION OPPORTUNITIES

Weber Basin Water Conservancy District estimates that the typical yard of a single-family residence within its service area provides 8,000 square feet of turf grass or similar water intensive ground cover. This amount of turf grass and similar water-intensive ground cover requires approximately 10 percent more water than a typical single-family residence. In West Central Weber, the minimum lot area is predominantly 40,000 square feet. Assuming the lot owner covers 20,000 to 30,000 square feet of the lot in turf grass, the yard will demand between 50 and 64 percent more water than the typical indoor residential use.

Replacement of existing turf grass with water-wise landscaping and irrigation practices can significantly reduce this water demand. For example, drought tolerant plant species that are watered with targeted low-water irrigation, such as drip or trickle irrigation, and that are surrounded with rock, wood, or similar mulch can significantly reduce outdoor watering demands while continuing to provide an aesthetically pleasing landscape. There is a 40 to 90 percent water savings when switching from pressurized sprinkle irrigation to low-pressure drip or trickle irrigation.¹

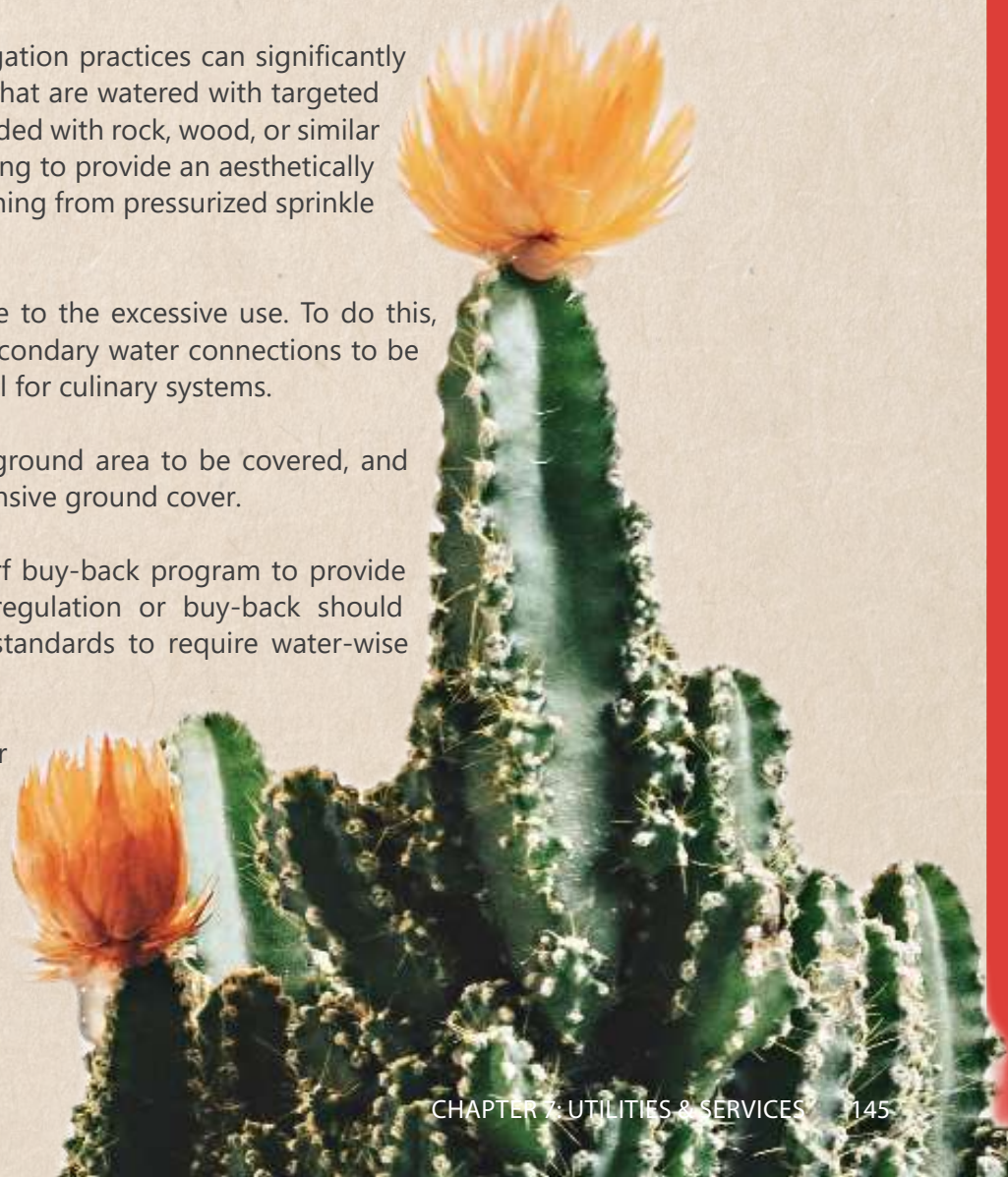
One of the best methods to reduce water use is to tie a financial value to the excessive use. To do this, metering is necessary. State code was recently changed to require all secondary water connections to be metered by 2030. Pricing water based on quantity used has proven useful for culinary systems.

Reducing lot area requirements and setback requirements will reduce ground area to be covered, and therefore will also help reduce an owner's desire for the more water-intensive ground cover.

Several water providers, with funding from the state, have started a turf buy-back program to provide financial assistance to turf replacement. Turf amortization through regulation or buy-back should be promoted. The County should also amend its street right-of-way standards to require water-wise landscaping within the public right-of-way.

The goals, principles, and implementation actions section of this chapter include additional water conservation recommendations.

¹ Natural Resources Conservation Service (NRCS), National Engineering Handbook, Irrigation Guide. (1997). Pulled on June 21, 2022 from https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs144p2_033068.pdf.



IRRIGATION WATER

For the purposes of this general plan, “irrigation water” refers to gravity fed untreated water usually used for flood irrigation.

There are a number of private irrigation companies that serve West Central Weber. These systems are comprised of gravity-fed canals and ditches. A gravity fed system requires a certain volume of water directed into it, called headwater, in order to maintain its ability to push adequate water flows to the furthest extent of the ditch system. Because of this, irrigation companies have a limited supply of water rights or shares that can be transferred to other systems or converted to other water uses. As development occurs and demand increases for secondary pressurized water, it would be beneficial to be able to transfer irrigation water into a pressurized system. If irrigation systems are also pressurized in order for irrigation water to continue to provide necessary delivery flow, then there may be more motivation to allow the transfer or conversion of water rights to other systems. For this reason, Weber County should find ways to motivate and encourage the pressurization of irrigation systems.

IRRIGATION WATER REDUCTION OPPORTUNITIES

Typical flood irrigation wastes approximately 50 percent of the water applied through evaporation or percolation. Water wasted through percolation is water that seeps into the earth without positively moistening the root system of the crop. Similarly, typical spray irrigation wastes approximately 35 percent of the water applied.

DRIP OR TRICKLE IRRIGATION

In many agricultural circumstances, low-pressure drip or trickle irrigation can lead to increased crop production while increasing the efficiency of water use. It can more efficiently

target a plant’s roots, thereby avoiding much of the waste resulting from flood and spray irrigation. It can also be used to provide a more targeted method of fertilizer delivery.

However, while more water-efficient, in certain circumstances drip or trickle irrigation has limitations that may offset the overall balance of sustainable agriculture. The lifespan of drip and trickle irrigation tubing and emitters is relatively short and requires regular replacement, sometimes annually. Hard water clogs tubing and emitters and requires regular cleaning or replacement of emitters, or installation of a water softening system. An agricultural operator must weigh

the water efficiency benefits with the overall agricultural productivity.

DITCHES AND CANALS

As with flood irrigation of crops, a significant amount of water is wasted in evaporation and percolation in flood irrigation delivery systems. This water waste is eliminated in a sealed system. As new development occurs, the construction and burial of a sealed irrigation water delivery system in place of existing ditches and canals will move each irrigation system towards a more water-efficient future.

WATER REDUCTION

IN COUNTY OPERATIONS

State statute requires a County's general plan to consider opportunities for the county's operations to eliminate water waste. Weber County's water-intensive operations are fairly minimal compared to the operations of incorporated cities, but there are facilities that could contribute to water reduction, even if only minimally.

Weber County is responsible for the operations of the Weber Center, the Sheriff's Complex, Ogden Eccles Conference Center, Perry Egyptian Theater, Weber County Sports Complex, the Golden Spike Events Center, and Fort Buenaventura, Memorial Park, and North Fork Park. In each of these facilities, the county should consider the water-saving improvements listed in the goals, principles, and implementation action section of this chapter.

WASTEWATER

Utah state law requires that community sewer service be provided by a "body politic," either a service district created by the County Commission or the Commission itself. The Commission may create a special district and delegate sewage control to the board of that district, while maintaining some control when it comes to the boundaries of the district. For community sewer systems that are not governed by a district, the County remains the body politic.

Sewer service for a limited portion of the planning area is provided by four districts: Central Weber Sewer Improvement District, Little Mountain Service Area, and Uintah Highlands Improvement District. Residents outside of existing sewer service areas rely on individual septic drainfield systems.²

² To use a septic system, a building lot must be at least 20,000 contiguous square feet of less than 25 percent slope if the culinary water supply is from a community water system, or 1 to 1.75 acres of land if culinary water service is from an individual well. There must also be room on the parcel for a wellhead protection zone if a well exists, and a replacement drainfield in case the initial drainfield fails



EXISTING SERVICES

The body politic for each of the three sewer districts in the planning area is the district's governing board and not the County Commission, although current commissioners have a seat on the board of the Central Weber Sewer District and Little Mountain Sewer District.

1

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

The Central Weber Sewer Improvement District provides wholesale wastewater collection and treatment in the Taylor and West Weber areas. As a wholesale provider, Central Weber provides main sewer trunk lines through the area, but does not provide, own, or operate any of the smaller community lines that serve the area. In the absence of another entity owning and operating these community lines, the responsibility has defaulted to Weber County.

Weber County has a sewer master plan, as depicted in **Map 18 - Weber County Sewer Master Plan on page 149**. The plan provides a number of service areas wherein wastewater will gravity flow to the area's planned centralized lift station. The lift station will pressurize the wastewater and send it either to another lift station, or to one of Central Weber's main gravity trunk lines.

As development in the area occurs, the sewer master plan will need to be expanded to address more service areas and lift stations that feed into Central Weber's gravity lines. The County's desire is to move the entire West Central Weber area's wastewater to Central Weber's treatment facility in Marriott-Slaterville.

2

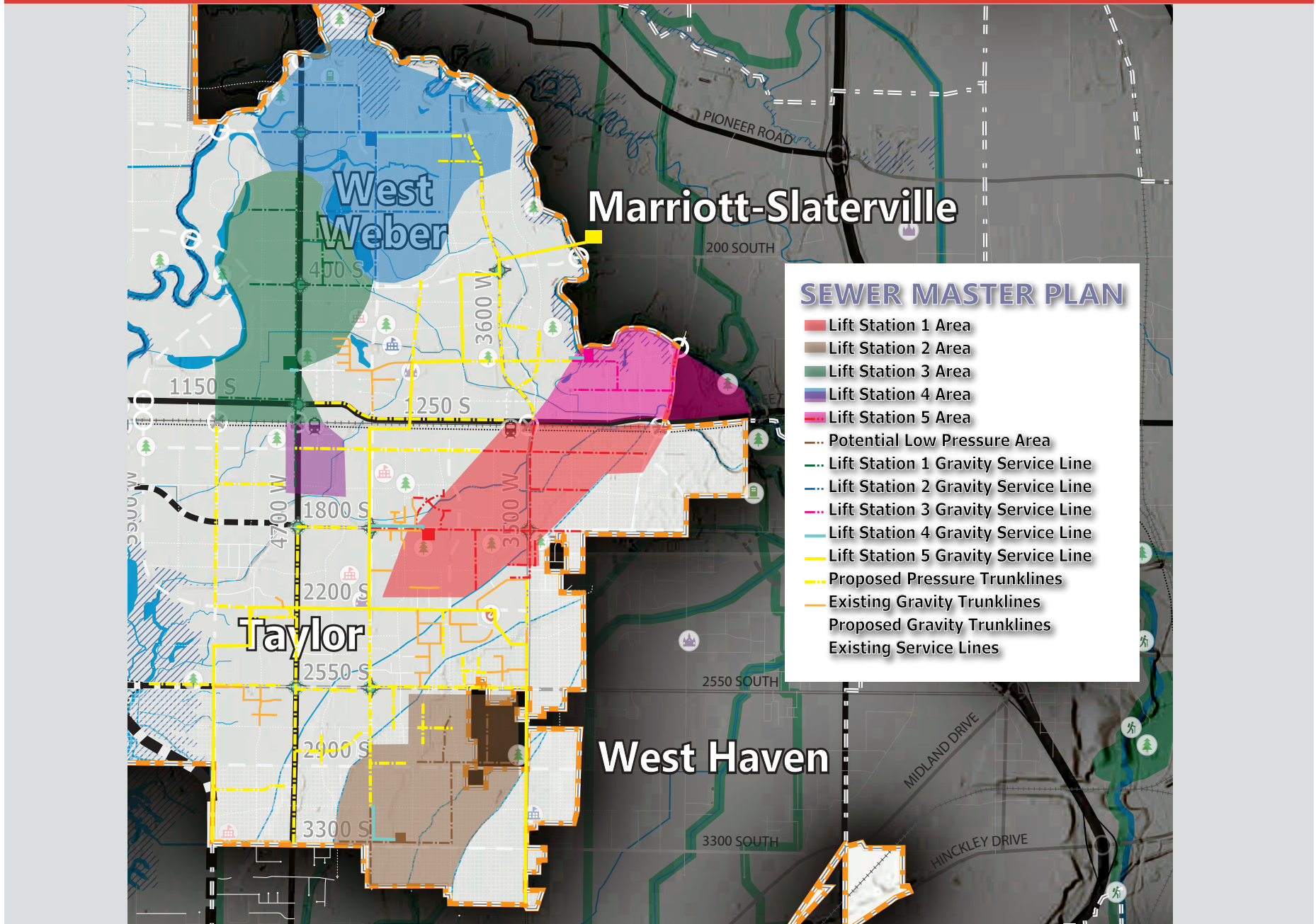
LITTLE MOUNTAIN SERVICE AREA

The Little Mountain Service Area provides sewer service to a few owners in the extreme western part of West Central Weber. It currently has capacity to serve more land in the immediate area, but does not have significant capacity like Central Weber. Little Mountain provides both wholesale and retail sewer service, and as such owns all of the lines connected to it. Recently, Little Mountain Service Area has provided a will serve letter and commitment to expand its service boundaries to a new development proposed along 7500 West.

3

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

The Uintah Highlands Improvement District serves both culinary water and sanitary sewer to the Uintah Highlands area. Like Little Mountain, Uintah Highlands provides both wholesale and retail sewer service, and as such owns all of the lines connected to it. The Uintah Highlands service area is nearly built-out.



FUTURE OF WEST CENTRAL WEBER SEWER

The county plans for the entire planning area to be provided with sewer services at some point in the future. The County will likely need a special improvement district with revenue generation capability to own and operate existing and new service lines and lift stations in West Central Weber. When wastewater collection lines that connect to Central Weber Sewer Improvement District reach the same area served by Little Mountain, the County should encourage the two systems to merge into one consolidated sewer service.

Where sewer service is not available, most develop using septic systems. The Weber Morgan Health Department reports concerns over septic system densities in West Central Weber. New septic systems should be avoided.

One critical missing component of wastewater collection is the possible reuse of the reclaimed water. Weber County should work with the state and local secondary water service providers to use reclaimed water for secondary water purposes.

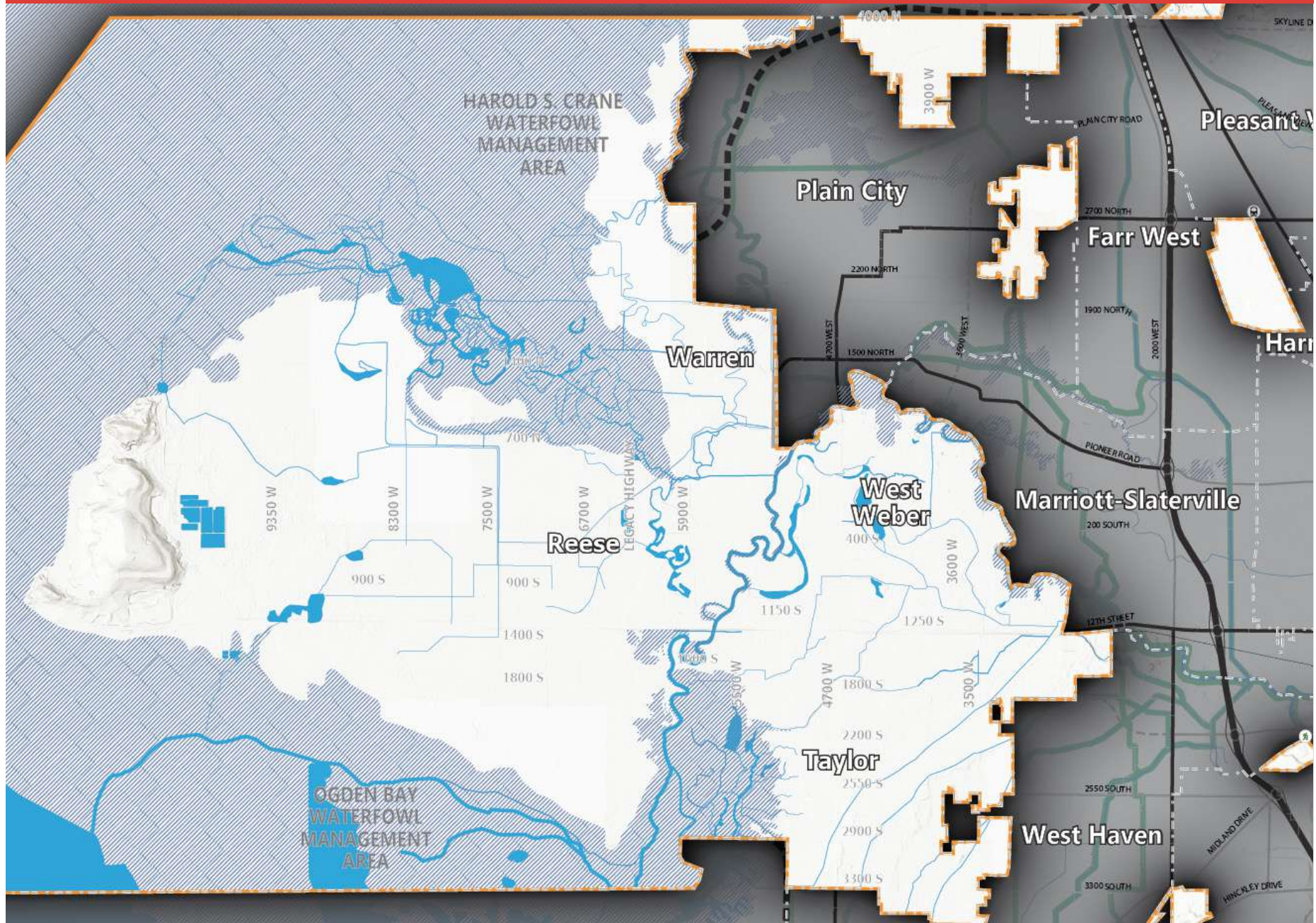
SURFACE & STORMWATER

The installation and maintenance of surface and stormwater management infrastructure is generally the responsibility of the developers and homeowners of development projects in Western Weber. As with sewer and water service, there currently is no county-wide entity for the planning and operations of surface/stormwater management facilities.

The county completed a stormwater master plan in 2015. The plan covers only West Central Weber. In 2020 the County funded a stormwater utility account. In 2021 the County applied a small stormwater tax to help fill the stormwater utility account to fund significant stormwater management improvements.

There is a public desire to entertain cross-jurisdictional stormwater infrastructure facilities planning. West Central Weber is downhill from most of the surrounding jurisdictions. Each uphill jurisdiction drains into West Central Weber. This leaves the owners in West Central Weber responsible for the management of this drainage. It would be beneficial to the future residents and businesses in West Central Weber to study and coordinate drainage systems as they cross from the Wasatch Mountains to the Great Salt Lake.

When doing cross-jurisdictional coordination, it may prove beneficial to create a special stormwater district similar to that in Salt Lake County. This new district would help consolidate services, and could be the revenue generation and operations and maintenance entity for the entire county.



Electric Power, Natural Gas, & Utility Corridors

ELECTRICITY

Weber County neither owns nor operates power generating facilities, nor does the county distribute electric power. Rocky Mountain Power provides this service in Western Weber County. Rocky Mountain Power owns and operates high-voltage transmission lines in the center of the county, and new power distribution lines will be extended in the future to support new growth.

Members of the public have expressed their desire to see overhead utility lines placed underground. Undergrounding utilities will help create more attractive communities, and provide safer and more resilient power infrastructure.

There has been increasing interest in solar energy development in West Central Weber. The Wasatch Front has a uniquely high solar index. This makes photovoltaic (solar panels) solar power generation more proficient than if conducted in other areas of the country. Weber County recently adopted a solar energy overlay zone that, out of an abundance of caution given the new use and unknown effects of it, may be more stringent than it needs to be in the future. Weber County should consider new policy that champions photovoltaic power generation.

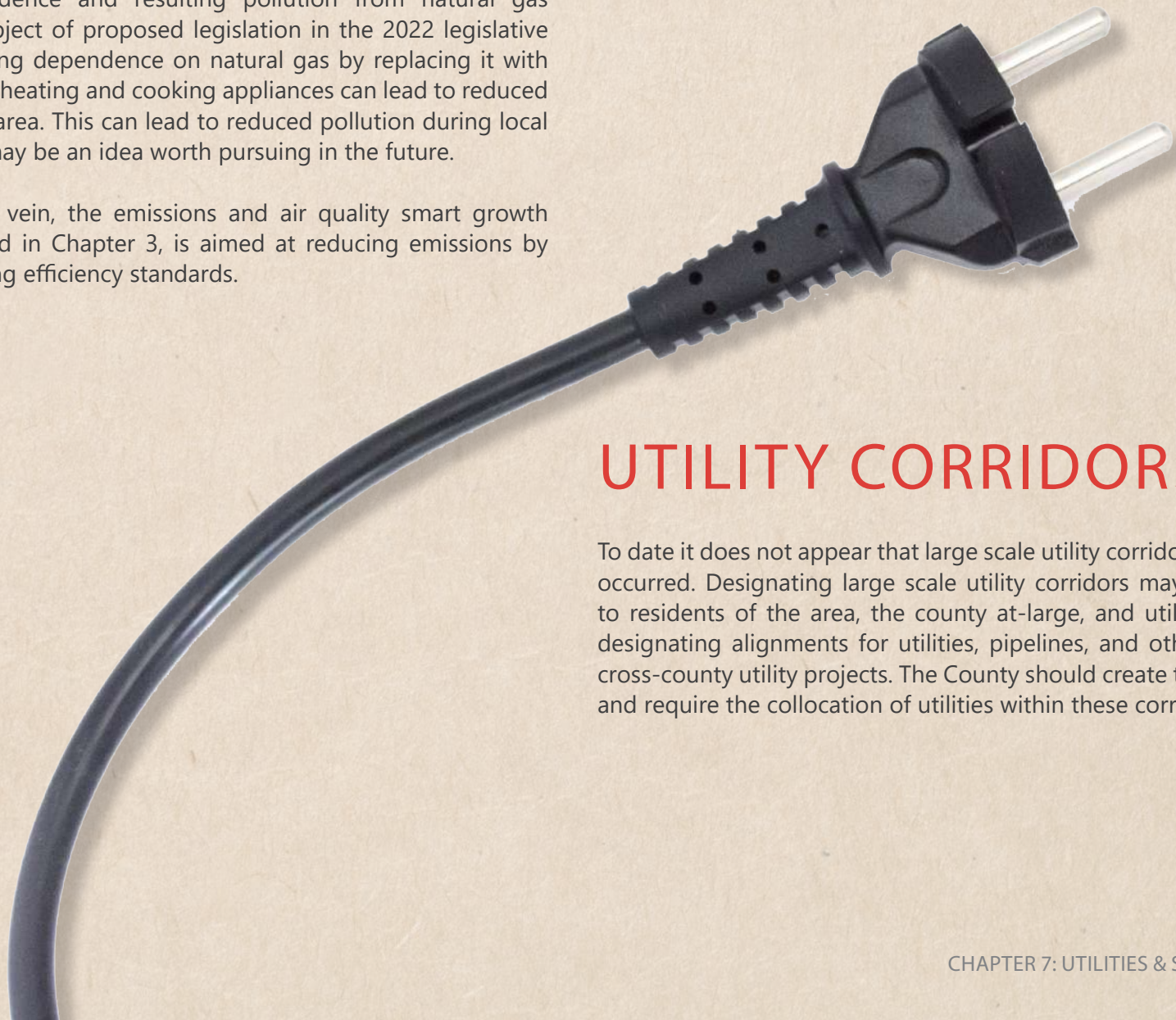
NATURAL GAS

The planning area is served by natural gas from Dominion Energy. Reducing dependence and resulting pollution from natural gas service was a subject of proposed legislation in the 2022 legislative session. Decreasing dependence on natural gas by replacing it with electric-powered heating and cooking appliances can lead to reduced emissions in the area. This can lead to reduced pollution during local inversions. This may be an idea worth pursuing in the future.

Along this same vein, the emissions and air quality smart growth strategy, as found in Chapter 3, is aimed at reducing emissions by increasing building efficiency standards.

UTILITY CORRIDORS

To date it does not appear that large scale utility corridor planning has occurred. Designating large scale utility corridors may be beneficial to residents of the area, the county at-large, and utility owners, by designating alignments for utilities, pipelines, and other large scale cross-county utility projects. The County should create these corridors and require the collocation of utilities within these corridors.



Other Public Services

PUBLIC SAFETY

The Weber Fire District provides fire and ambulance services to the planning area, as well as other incorporated areas in the vicinity. Weber Fire District Station 66, located in Taylor, provides fire and emergency response services. Response to major incidents is supplemented through automatic and mutual-aid agreements which Weber Fire District maintains with other fire agencies.

The Weber County Sheriff has a precinct office on 712 12th Street in Ogden which

provides public-safety patrol in Western Weber. The public has expressed a general satisfaction with the level of policing service provided to the area. As the population grows, policing levels of service will need to grow proportionately.

The public has expressed some concern regarding the relationship between increased housing densities and crime. There is evidence that suggests that as density increases so does the demand for police response. Generally, this due to increased

population density in the area, and not due to increase crime rate per capita. In areas that are well kept and economically successful there is no evidence to suggest that the per capita police response is disproportionately greater due to higher densities.

PUBLIC SCHOOLS

Weber School District serves the educational needs of Western Weber County. West Weber Elementary School, located in Western Weber, serves younger grades while older students attend Walquist Junior High in Farr West and Freemont High School in Plain City. Three new schools are planned in the area, an elementary, junior high and high school. The new high school is currently under construction at approximately 4400 West 2200 South in Taylor. It is scheduled to open in 2023.



The school district is allowed by state law to plan, provide services, and operate with a fair degree of autonomy from county regulations. However, school sites are still required to obtain a land use permit from the county and show compliance with general site standards. The amount of land that schools consume appear to be increasing over time. The parcel on which the new high school, named Westfield High, is locating contains approximately 52 acres. By way of comparison, Ogden High School occupies 21 acres, Ben Lomond High School occupies 33 acres, and the Ogden Weber Applied Technology College currently occupies approximately 45 acres (the college owns surrounding vacant land for possible future expansion to about 100 acres).

The Weber School District’s increasing demand for acreage poses a community planning challenge. The placement and configuration of Westfield High blocked several critical pedestrian-scale neighborhood pedestrian and street connections. Had the school district and the County collaborated on site design for outcomes that provide for both the neighborhoods and the school district it would have resulted in an optimal community benefit and would have likely resulted in less infrastructure cost for both the school district and the county.

Table 14 - High School Breakdown

High School	Class	# Of Students	Year Built	Land Acreage
West Field (Taylor)	TBD	1,500 (EST.)	2023	52.00
Fremont	5A	2,109	1994	51.32
Weber	6A	2,078	1973	47.67
Roy	6A	1,812	1965	38.52
Bonneville	4A	1,400	1960	29.01
Ben Lomond	3A	1,208	1953	33.03
Ogden	3A	1,250	1937	21.51

If the district’s trend of increasing land acreage per school site remains consistent, the County should plan accordingly. It would be beneficial to the community for larger school campuses to be divided by a pedestrian pathway, or, when block-length merits it, a public street. There are several high school campuses along the Wasatch Front that are divided by a publicly accessible pedestrian facility or public street.

Table 15 - East High School Campus



East High School campus, in Salt Lake City School District, is divided by one five-lane collector street, one three-lane collector street, and one residential street. Pedestrian-friendly crossings provide students and visitors safe passage across these streets.



UINTAH HIGHLANDS

Utilities and services needs of the Uintah Highlands area are quite different than West Central Weber. Being nearly built-out, utility and services demands are not likely to significantly increase.

Residents in the area desire better secondary water service, citing concerns over low pressure. They also are concerned that the area has limited access to high speed internet. The county should look for opportunities to help those applicable service entities improve services.

Another service need in the Uintah Highlands is the completion of stormwater infrastructure, including the construction of curb and gutter in areas west of Eastwood Boulevard.



Goals, Principles & Implementation Actions



UTILITIES & PUBLIC SERVICES: WATER

1 GOAL 1 – UTILITIES & PUBLIC SERVICES: Reduce water waste.

UTILITIES & PUBLIC SERVICES PRINCIPLE 1.1, WATER CONSERVATION: Ensure development laws are up to date with best management water conservation practices and do not stimulate water waste.

- **Utilities & Public Services Item 1.1.1:** Review the county’s land use ordinances and modify any that promote the inefficient use of water.

UTILITIES & PUBLIC SERVICES WATER CONSERVATION PRINCIPLE 1.2: Pursue opportunities, programs, and development regulations that will stimulate water conservation.

- **Utilities & Public Services Action Item 1.2.1:** Cooperate and collaborate with the State of Utah and Weber Basin Water Conservancy District to achieve regional and state conservation goals.
- **Utilities & Public Services Action Item 1.2.2:** Require water-wise educational signage to be posted above sinks in public restrooms and other facilities in which the public can access culinary water.
- **Utilities & Public Services Action Item 1.2.3:** Collaborating with the State of Utah and the Weber Basin Water Conservancy District, consider conducting a robust public education campaign that provides continual water-wise public

messaging. Create programs to educate school-aged children about water conservation. Provide home maintenance funds to encourage the replacement of old or leaky plumbing or infrastructure.

- **Utilities & Public Services Action Item 1.2.4:** For site design review, reconsider and find a balance between water conservation and vegetation requirements. Consider also the urban heat islands effects of areas without sufficient landscaped area. Consider planting and preserving healthy trees that have a reasonable water requirement or are resistant to dry soil conditions.
- **Utilities & Public Services Action Item 1.2.5:** Require water-wise landscaping within parkstrips along public rights-of-way. Encourage and incentivize water-wise landscaping and drip irrigation for residential development. Support and promote turf buy-back programs.
- **Utilities & Public Services Action Item 1.2.6:** Continue to support the State’s requirement to meter both culinary and secondary water connections. Encourage tiered fees that will financially discourage water waste.

UTILITIES & PUBLIC SERVICES PRINCIPLE 1.3, WATER CONSERVATION: Pursue opportunities to eliminate wasted water during the routine operations of county government.

- **Utilities & Public Services Action Item 1.3.1:** Remove turf grass and replace with water-wise vegetation. Replace sprinklers with targeted drip or trickle irrigation emitters. In the case of the parks, reseed or allow turf grass areas to return to grasses that are native to the area.
- **Utilities & Public Services Action Item 1.3.2:** Where turf is needed or desired, as in the case of recreational playing fields, replace grass with artificial turf. Maintain operational budget for routine replacement of damaged artificial turf. Ensure turf allows for in-place percolation into the groundwater system below.
- **Utilities & Public Services Action Item 1.3.3:** For buildings that are cooling using evaporative water cooling, such as the Weber Center, consider upgrading to a refrigerant-based system.
- **Utilities & Public Services Action Item 1.3.4:** Replace water spigots and faucets – especially those used by the public – with self-closing valves. Ensure motion-activated faucets turn off

right after use. These improvements will help eliminate running water unless actively in use. Publicly accessible water spigots and faucets should be signed with water-wise educational principles to remind users to use only what they need.

- **Utilities & Public Services Action Item 1.3.5:** As infrastructure improvements are made, replace wastewater pipes that are inadequately sized so toilets do not need to be flushed multiple times to drain effluent.
- **Utilities & Public Services Action Item 1.3.6:** Re-tune motion sensitivity of motion activated toilets to not activate while in use.

WATER SERVICE

2

GOAL 2 – UTILITIES & PUBLIC SERVICES: Ensure water services are efficiently provided throughout the planning area.

UTILITIES & PUBLIC SERVICES PRINCIPLE 2.1: Ensure both culinary and secondary water services are expanded to and adequate for all properties in the Western Weber Planning Area.

- **Utilities & Public Services Action Item 2.1.1:** Promote and encourage the consolidation of culinary and secondary water services. Consider development regulations that may stimulate this.
- **Utilities & Public Services Action Item 2.1.2:** Maintain development regulations that will promote the expansion of consolidated secondary water services to all of West Central Weber. Require escrow funds or installation of dry lines, where appropriate, in areas to which the secondary water system has not yet expanded.
- **Utilities & Public Services Action Item 2.1.3:** Ensure that supply of secondary and culinary water services keeps pace with the demand. Collaborate with the service providers to verify water concurrency prior to development approval.

- **Utilities & Public Services Action Item 2.1.4:** Ensure that developers pay their fair share of secondary and culinary water infrastructure needed to serve new development.
- **Utilities & Public Services Action Item 2.1.5:** When appropriate, approval of a rezone should also require each new development that will not be immediately provided water service by a local water district to enter into a development agreement that restricts future owner’s right to protest future annexation into a water district.
- **Utilities & Public Services Action Item 2.1.6:** Seek opportunities to encourage and support providing better secondary water pressure for the Uintah Highlands area.

UTILITIES & PUBLIC SERVICES PRINCIPLE 2.2: Assist and cooperate with the State and Weber Basin Water Conservancy District to achieve regional and state-wide water goals.

- **Utilities & Public Services Action Item 2.2.1:** Support and find opportunities to implement the plan to tap water resources on the Bear River and other water resources outside the Weber River Basin. Encourage the 100-foot wide water pipeline corridor from the Bear River Project to be located within a consolidated utility corridor as depicted on **Map 20 - Utility Corridors on page 166**.
- **Utilities & Public Services Action Item 2.2.2:** Stay apprised of the State’s Water Resources Plan as it evolves over time, and pursue opportunities to implement it.

UTILITIES & PUBLIC SERVICES PRINCIPLE 2.3: Encourage and help facilitate water conservation efforts for local irrigation entities and users.

- **Utilities & Public Services Action Item 2.3.1:** Encourage and find opportunities to promote undergrounding ditches and canals within a sealed piped system. Encourage these systems to allow rights/shares to be transferred from the ditch system for other uses. Encourage these systems to become pressurized over time to mitigate any concerns over diminished headwater.
- **Utilities & Public Services Action Item 2.3.2:** Pursue opportunities to encourage agricultural operators to use drip or trickle irrigation, or alternative water conserving irrigation methods.

WASTEWATER

3

GOAL 3 – UTILITIES & PUBLIC SERVICES: Ensure sewer services are efficiently provided throughout the planning area.

UTILITIES & PUBLIC SERVICES PRINCIPLE 3.1: Ensure sewer service is efficiently provided to all properties in the Western Weber Planning Area.

- **Utilities & Public Services Action Item 3.1.1:** When appropriate, approval of a rezone should also require each new development that will not be immediately provided sewer service by a local sewer district to enter into a development agreement that restricts future owners' right to protest future annexation into a sewer district.
- **Utilities & Public Services Action Item 3.1.2:** Encourage and provide for the eventual creation of a sewer service district for the entire West Central Weber area for the efficient management of sewer service. Encourage the Little Mountain Service Area to be absorbed into this new district.
- **Utilities & Public Services Action Item 3.1.3:** Revise sewer master plan to address more service areas and lift stations west of the Weber River.
- **Utilities & Public Services Action Item 3.1.4:** Plan cohesive sewer infrastructure that routes wastewater to Central Weber's treatment facility.
- **Utilities & Public Services Action Item 3.1.5:** Discourage, or consider prohibiting, septic drainfield systems in the planning area under most circumstances.

UTILITIES & PUBLIC SERVICES PRINCIPLE 3.2: Pursue opportunities for wastewater reclamation and reuse as secondary water.

STORMWATER

4 GOAL 4 – UTILITIES & PUBLIC SERVICES: Improve surface and stormwater management.

UTILITIES & PUBLIC SERVICES PRINCIPLE 4.1: Provide effective and efficient storm water management.

- **Utilities & Public Services Action Item 4.1.1:** Cooperate and collaborate stormwater management facilities with cities in Weber County. Pursue cross-jurisdictional solutions that protect downstream landowners from unpredictable stormwater inundation.
- **Utilities & Public Services Action Item 4.1.2:** Create a special stormwater district similar to that of Salt Lake County for the long term cross-jurisdictional operations and maintenance of stormwater.
- **Utilities & Public Services Action Item 4.1.3:** Promote site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation.

UTILITIES & PUBLIC SERVICES: ELECTRICITY, DATA & GAS

5

GOAL 5 – UTILITIES & PUBLIC SERVICES: Promote effective, efficient, and community friendly electricity, data, and gas facilities.

UTILITIES & PUBLIC SERVICES PRINCIPLE 5.1: Preserve utility corridors for future utility opportunities.

- **Utilities & Public Services Action Item 5.1.1:** Provide utility corridors in which new transmission lines may be located. Use these corridors for other types of utilities as may be appropriate.
- **Utilities & Public Services Action Item 5.1.1:** Use the existing power transmission corridor at approximately 3000 West as a north/south utility collocation corridor. Also use the North Legacy Highway alignment as a north/south utility collocation corridor. For an east/west corridor, use a corridor that runs along and parallel to the existing Union Pacific Railroad. Require new major utility facilities to locate in these corridors.

UTILITIES & PUBLIC SERVICES PRINCIPLE 5.2: Locate utilities below ground.

- **Utilities & Public Services Action Item 5.2.1:** Instead of unsightly and potentially dangerous overhead lines, as development occurs require all existing and new lines on a property to be underground.

UTILITIES & PUBLIC SERVICES PRINCIPLE 5.3: Encourage renewable resources.

- **Utilities & Public Services Action Item 5.3.1:** Encourage and when possible incentivize the installation of renewable energy facilities including photovoltaic solar panels and the reclamation and reuse of off-gassing.

UTILITIES & PUBLIC SERVICES: PUBLIC SAFETY + SCHOOLS

PUBLIC SAFETY

6 **GOAL 6 – UTILITIES & PUBLIC SERVICES:** Provide consistent levels of service for public safety.

UTILITIES & PUBLIC SERVICES PRINCIPLE 6.1: As the planning area continues to grow, public safety services should grow proportionately.

UTILITIES & PUBLIC SERVICES PRINCIPLE 6.2: Educate the public about fire safety.

- Utilities & Public Services Action Item 6.2.1:** Especially in the Uintah Highlands area, provide education about the Utah Wildland Urban Interface Code. Amend development ordinances to require notice of proximity to the interface.
- Utilities & Public Services Action Item 6.2.2:** Provide education on fire-wise development, including building materials, landscaping, and defensible space.
- Utilities & Public Services Action Item 6.2.3:** Evaluate the effects of current ordinances as they relate to fire access and the allowance of development on a terminal street system.
- Utilities & Public Services Action Item 6.2.4:** Ensure that all development has adequate fire flow and fire flow storage.

UTILITIES & PUBLIC SERVICES PRINCIPLE 6.3: Maintain the ability to respond promptly, efficiently, and effectively in the event of a major natural or human-caused disaster.

- **Utilities & Public Services Action Item 6.3.1:** Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.
- **Utilities & Public Services Action Item 6.3.2:** Provide funding or programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.

7

GOAL 7 – UTILITIES & PUBLIC SERVICES: Provide better coordination with the Weber School District for future development.

PUBLIC SCHOOLS

UTILITIES & PUBLIC SERVICES PRINCIPLE 7.1: As growth occurs, consider the needs of the school district.

- **Utilities & Public Services Action Item 7.1.1:** As growth occurs incrementally, collaborate with authorities in the Weber School District to pursue mutually beneficial school sites and school infrastructure.
- **Utilities & Public Services Action Item 7.1.2:** Consider supporting slightly greater housing densities near existing or planned school sites.
- **Utilities & Public Services Action Item 7.1.3:** Ensure large-acreage school sites have appropriate community circulation around and, if appropriate to meet the requirements of development codes, through the school site.

TBD

TBD



CHAPTER 8 ENVIRONMENT & RESOURCE MANAGEMENT

Vision

The county desires to protect and plan for the appropriate management of valuable public resources within its jurisdiction. The five-core resources identified as having greatest importance are recreation and tourism, water quality and hydrology, water rights, land use, and agriculture, however the county recognizes the many other resources of environmental, human, and economic significance, and desires the appropriate management of all resources to provide for the betterment of its residents as well as the residents of the state.

Existing & Projected Conditions

Among other things, this chapter is intended to satisfy the County Resource Management Plan requirements of the State’s County Land Use Management Act.¹ This chapter borrows substantially from the 2017 Western Weber County Resource Management Plan, adopted as part of Western Weber Planning Area’s general plan on August 8, 2017,² prepared by Weber County with assistance from Logan Simpson. This plan predominantly applies to the governance of resources that are located on public lands, but occasionally crosses over to the management of resources on private lands.

Within the Western Weber Planning Area are approximately 16,000 acres of National Forest lands, 10,000 acres within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service, and approximately 412 acres owned by the U.S. Department of Defense in the southwestern Little Mountain are.

There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The Utah State and Institutional Trust Lands Administration (SITLA) owns approximately 5 acres in the planning area.

The Forest Service is required to coordinate “...with the land and resource management planning processes of State and local governments” in their land planning efforts. (16 U.S.C. §1604(a)) The Forest Service’s planning regulations state that “the Responsible [Forest Service] Official must provide opportunities for the coordination of Forest Service planning efforts ... with those of other resource management agencies.” Furthermore, the agency’s planning regulations provide that

¹ State of Utah Code Section 17-27a-401

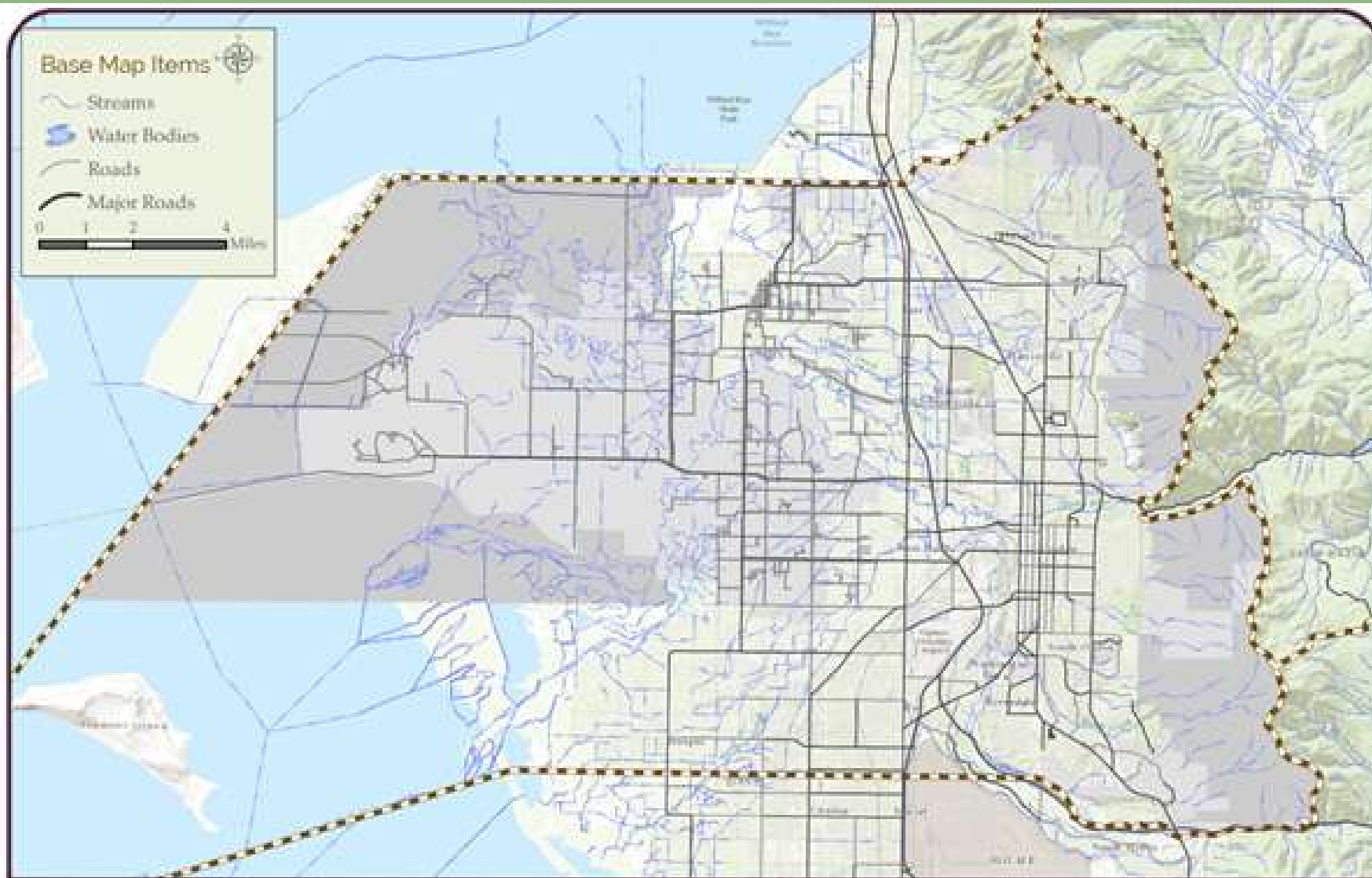
² Weber County. (2017, August 8). Western Weber County Resource Management Plan. Western Weber General Plans. https://www.webercountyutah.gov/planning/western_weber_plans.php

“the Responsible Official should seek assistance, where appropriate, from other state and local governments ... to help address management issues or opportunities.” (36 C.F.R. 219.9) Although there is no explicit parallel requirement for consistency of Forest Service plans with plans of state, local and tribal governments as that contained within FLPMA for the BLM Resource Management Plans, the Forest Service is required to “discuss any inconsistency” between the proposed plan’s provision and “any approved State or local plan and laws.” Further, if any inconsistencies exist, the plan must “describe the extent to which the [Forest Service] would reconcile its proposed action with the plan or law.” (40 C.F.R. §1506.2(d))

The planning team saw value in looking at all resources identified more holistically to develop statements of desired future conditions (goals), policies and implementation, where appropriate, that would be applicable regardless of land ownership, jurisdiction, or responsible management entity.

Table 16 - Western Weber Planning Area Land Management Breakdown

Acres	Land Management Agency
71,000	State of Utah (includes 2,629 acres of the Harold Crane State WMA and the bed of the Great Salt Lake)
16,000	National Forest
10,000	U.S. Fish and Wildlife Service
412	U.S. Department of Defense
5	Utah State and Institutional Trust Lands Administration (SITLA)



Unincorporated Western Weber County

- State or Federal Land
- Private

Project Area

Date: 3/1/2017

WEST CENTRAL WEBER

Nearly 45,000 acres of West Central Weber are occupied by the shoreline and bed of Great Salt Lake, and are under the management of the Utah Division of Wildlife Resources and the Division of Forestry Fire and State Lands. Management of these areas provides for recreation, wildlife habitat, and a variety of other uses and values, and is important to the residents of the planning area and the County as a whole.

MOUNTAINSIDE AREA

The unincorporated area north and east of the Urbanized Wasatch front, but west of the Ogden Valley Planning Area, lies in the foothills and western slopes of the Wasatch Mountains and is primarily in the Uinta-Wasatch-Cache National Forest, in the Ogden Ranger District. For the purposes of this chapter, this area will be referred to as the Mountainside area. The Uintah-Wasatch-Cache National Forest is managed pursuant to the 2003 Revised Wasatch-Cache National Forest Management Plan. Specific management directions are provided for the North Wasatch Ogden Valley Management Area, which includes the Mountainside area.

Road access into the National Forest is limited to the North Ogden and Ogden Canyons. All other access to the National Forest in the planning area is via non-motorized trails. The western slopes of the Wasatch Mountains have provided recreational opportunities primarily in the form of hiking and hunting, as no designated ATV routes or campgrounds are present. The only motorized route open to motorcycles is the Skyline trail that spans the approximate ridge of the Lewis Peak Mountain and runs from the Ogden Canyon to the North Ogden Divide Road.

In 2017, when this chapter was initially drafted as a stand-alone resource management plan, stakeholders identified the following five key resources of greatest importance to the County: Recreation and Tourism, Water Quality and Hydrology, Water Rights, Land Use, and Agriculture.

According to the 2003 West Central Weber County General Plan, the areas of greatest interest to the residents of West Central Weber are agriculture, land use, water rights and recreation. Given these management priorities and the management direction provided in the 2003 Revised Wasatch-Cache National Forest Management Plan which governs most of the Mountainside area, this chapter groups all resource elements required to be addressed by state law into five general categories:

- 1. LAND RESOURCES**
- 2. WATER RESOURCES**
- 3. RECREATION RESOURCES**
- 4. WILDLIFE RESOURCES**
- 5. SOCIO-ECONOMIC RESOURCES**

Each section presents a description of the resource and the current resource management setting; a description of relevant socio-economic effects of resource management; and the desired future management conditions.

Land Resources



The Land Resources section addresses **land use; agriculture; livestock and grazing; irrigation; mining; mineral resources; energy resources; fire management; noxious weeds; forest management; land access; wilderness and wild and scenic rivers**. These topics are further combined into subsections that group resources logically and in a manner that complements the structure of the body of the 2003 General Plan.

1. LAND USE & LAND ACCESS

WEST CENTRAL WEBER

There are two State wildlife management areas and a portion of Great Salt Lake that contribute both habitat and recreational values. It should also be noted that the main mining activity in the planning area, salt extraction, is taking place on Utah sovereign lands.

SOVEREIGN LAND MANAGEMENT

The resources of Great Salt Lake and the underlying lake bed are managed by the Utah Division of Forestry, Fire and State Lands (FF&SL) pursuant to the 2013 Great Salt Lake Comprehensive Management Plan. The Comprehensive Management Plan provides:

“The framework for sovereign land management is found in the Utah Constitution



Image 58 - Great Salt Lake Shoreline Wetlands

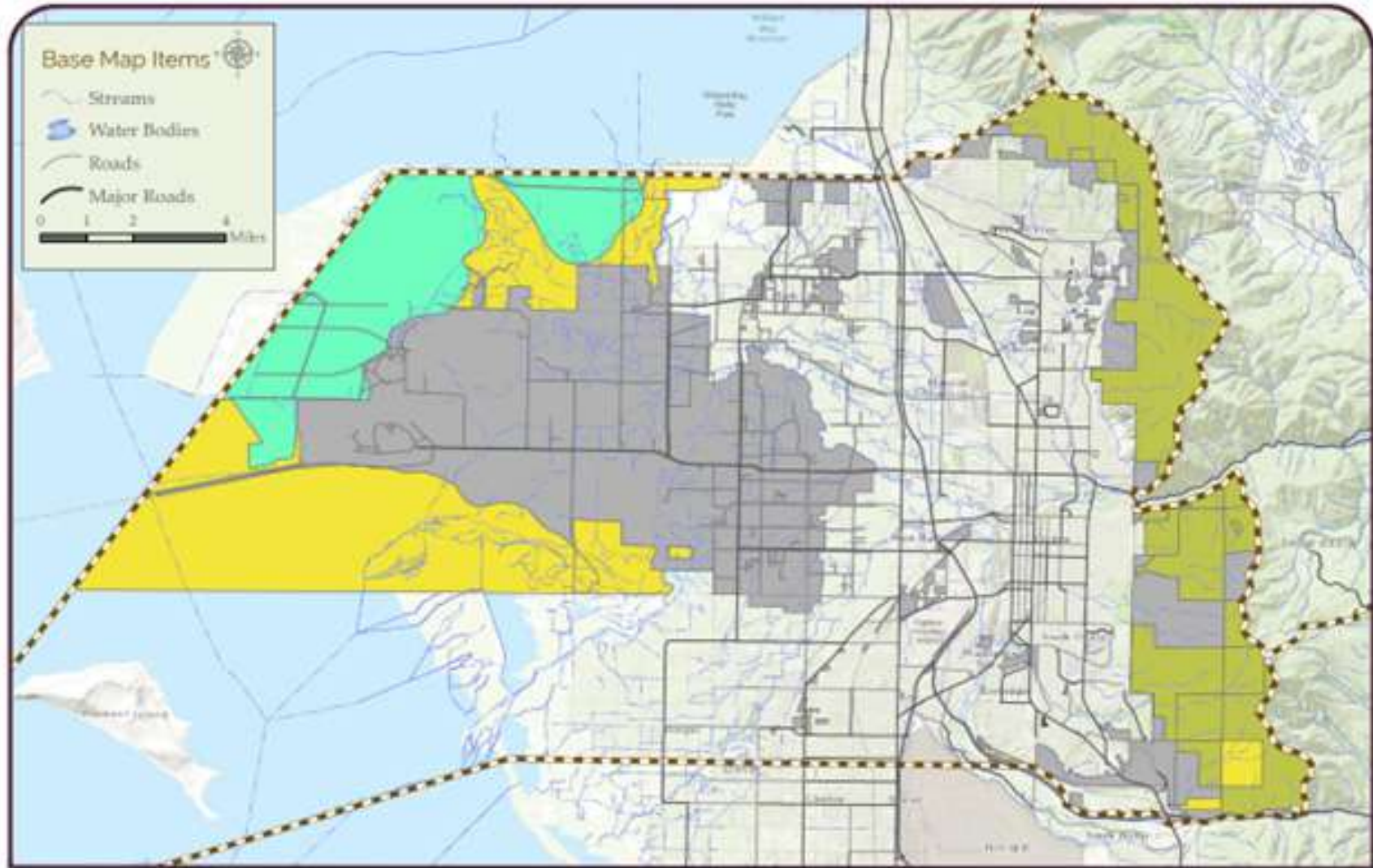
(Article XX), state statute (primarily Chapter 65A-10), and administrative rule (UTAH ADMIN. CODE R652). The constitution accepts sovereign lands to be held in trust for the people and managed for the purposes for which the lands were acquired. UTAH CODE § 65A-2-1 states that

“The division [FFSL] shall administer state lands under comprehensive land management programs using multiple-use, sustained-yield principles.” Briefly stated, the overarching management objectives of FFSL are to protect and sustain the trust resources and to provide for reasonable beneficial uses of those resources, consistent with their long-term protection and conservation. This means that FFSL will manage GSL’s sovereign land resources under multiple-use sustained yield principles, implementing legislative policies and accommodating public and private uses to the extent that those policies and uses do not compromise Public Trust obligations (UTAH CODE § 65A-10-1) and economic and environmental sustainability is maintained. Any beneficial use of Public Trust resources is ancillary to long-term conservation of resources.”





The Division of FFSL has established five management classes for Great Salt Lake resources. West Central Weber includes sovereign lands designated for management under Classes 1 (the salt mining lease areas) and 6 (the wildlife management areas), as follows:

CLASS 1: Managed to Protect Existing Resource Development Use. Lands under this classification include the area around Antelope Island delegated to DSPR for recreation management, the area around Saltair and GSL Marina, existing mineral extraction lease areas, and areas under special use lease for brine shrimp cyst harvest activities. These lands would be open to oil and gas leasing, but no surface occupancy would be allowed in the recreation areas.

CLASS 6: Managed to Protect Existing Resource Preservation Uses. This classification covers existing WMAs. Lands would be available for oil and gas leasing with no surface occupancy.



Legend

-  Unincorporated DNR
-  Unincorporated Private
-  Unincorporated USFS
-  Unincorporated USFWS

Ownership Agency

Date: 3/1/2017

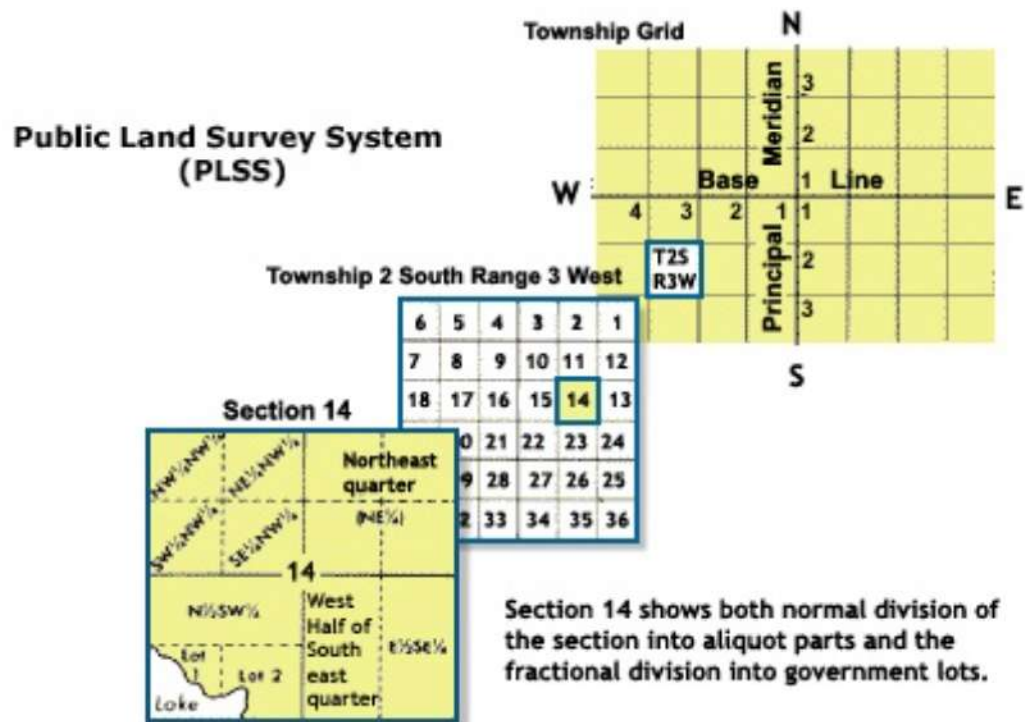
A key component to all land resources, as well as to land use and access, is the Public Land Survey System and its accessories (PLSS). The monuments of the PLSS are essential in determining the horizontal and vertical locations, areas, and boundaries of all Federal, State, and private properties including their natural resources and easements. Proper maintenance and re-establishment of the PLSS is critical to the proper management of land resources as well as land use and access. Current estimates suggest that 58% of the PLSS in West Central Weber have been destroyed and are missing.

MOUNTAINSIDE AREA

Land uses in the Mountainside area include limited residential uses in the foothills between the incorporated areas and the National Forest, public water storage reservoirs, some limited gravel mining and the National Forest itself.

Vehicular access into the National Forest in the study area is limited to Ogden Canyon (SR 39) and North Ogden Canyon (SR 569). Travel routes within the Forest are managed pursuant to the 2016 Ogden Ranger District Travel Management Plan. The only travel route open to motorized vehicles in the study area is the Skyline Trail, which is located along the Wasatch Mountain ridgeline on the eastern boundary of the Mountainside area, and is open to motorcycles only. The Skyline Trail is accessible from both the North Ogden and Ogden Canyon highways. Non-motorized access to and within the National Forest is available via a number of recreational trails in the study area.

Figure 59 - PLSS Example



2. AGRICULTURE, LIVESTOCK, GRAZING, IRRIGATION & PREDATOR CONTROL

WEST CENTRAL WEBER

As reported in the 2003 General Plan, agriculture is the dominant land use in West Central Weber. All of the agricultural operations in West Central Weber are located on private lands. Many parcels in the western part of Weber County are small “ranchettes” of 5 to 10 acres. In 2002, approximately 28,116 acres of land were in agricultural use, for grazing of cattle and horses, crop production (alfalfa, hay, small grains, such as,

oats, wheat, and barley), and dairy operations (16 operations and approximately 2,765 dairy cows).

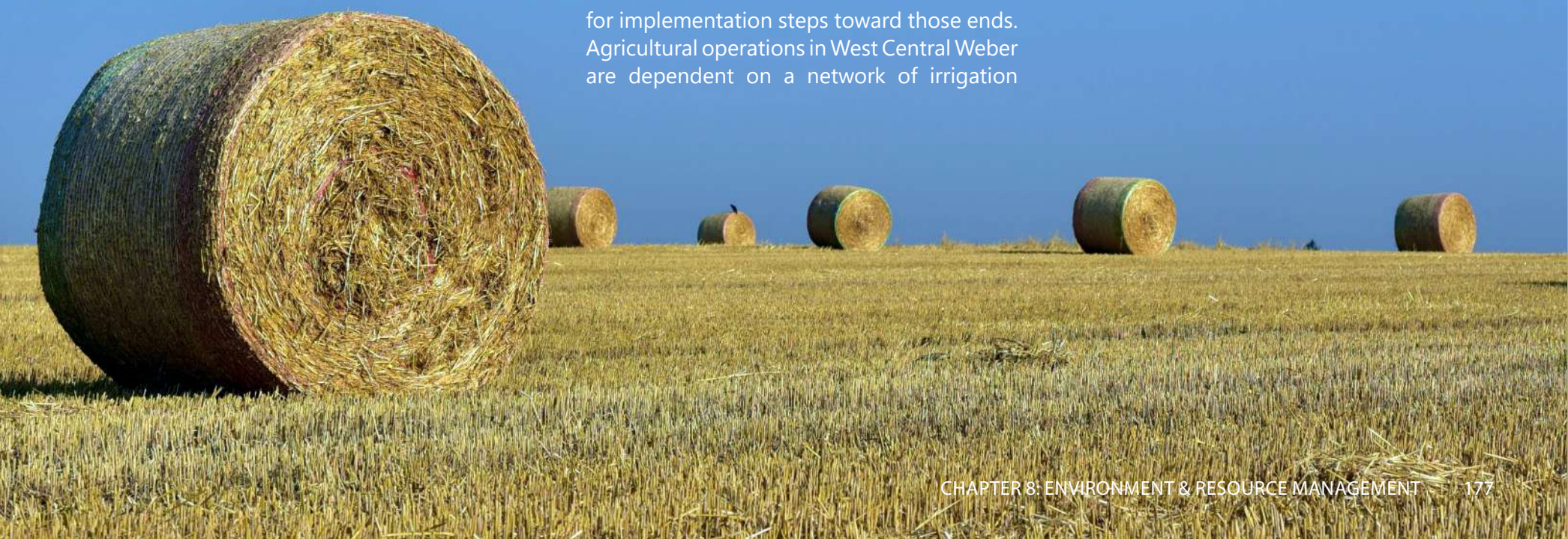
With the growth of population in the County since 2002, the number of acres in agricultural uses in West Central Weber has decreased to 27,743 acres, 2 percent less than in 2002. Additionally, there are approximately 3,818 acres in Agricultural Protection Areas.

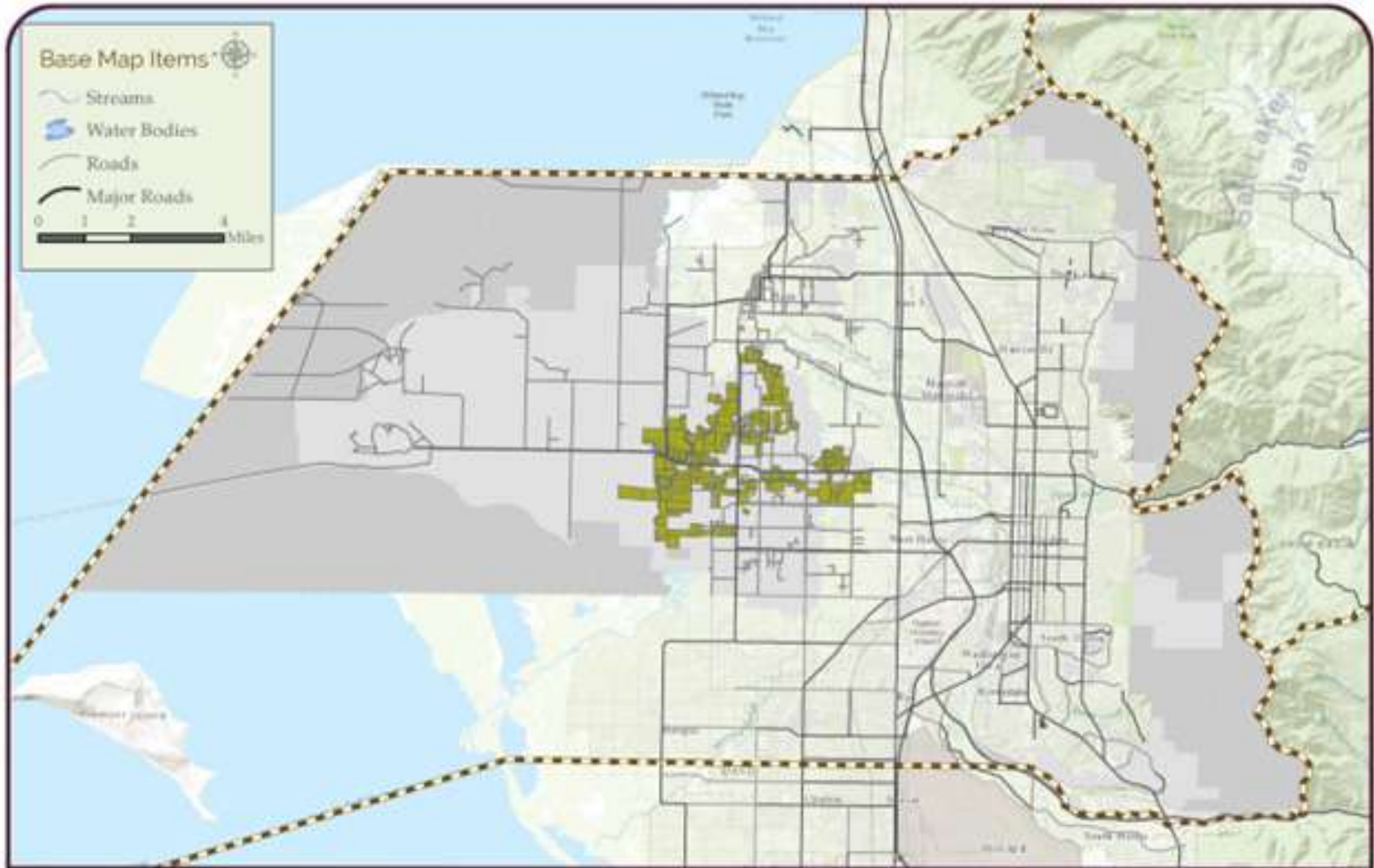
In 2013, the Weber Conservation District published the Weber County Resource Assessment that identifies agricultural land preservation and sustainability as one of five priorities for the District. The Resource Assessment also contains recommendations for implementation steps toward those ends. Agricultural operations in West Central Weber are dependent on a network of irrigation

ditches and canals. A map of the existing and proposed irrigation ditches and canals that serve the planning area is available on the WFRC website. While many irrigation ditches in West Central Weber have been converted to pressurized pipe, open canals and ditches remain important to the continued viability of agricultural operations.

MOUNTAINSIDE AREA

The bulk of the private land in the Mountainside area is currently zoned A-1, F-40, with a little bit of RE-20 and RE-15 in the most populous area of Uintah Highlands.





Unincorporated Western Weber County

■ State or Federal Land ■ Agricultural Protection Areas
■ Private

Agricultural Protection Areas

Date: 5/1/2017

PREDATOR CONTROL

Predator control in the planning area is managed by the Utah Division of Wildlife Resources (UDWR) and the U.S. Department of Agriculture Wildlife Services, and includes a coyote removal program. For more information on predator control, see the UDWR, USDA-APHIS, and WFRC websites.

3. MINING, MINERAL, & ENERGY RESOURCES

Within the planning area are several sand, gravel and rock aggregate operations which are located on private property and are owned by the surface property owners. Most of the operations are grouped into two primary areas. One is at the mouth of Weber Canyon and spans several different jurisdictions, and the other is along the foothills on the northern county boundary, which spans into Box Elder County.

The main mining activity in the planning area is salt extraction from large evaporation ponds on State sovereign lands on the bed of Great Salt Lake. There are no other State-permitted metal or leasable mineral mines in the planning area.

No energy minerals are extracted in the planning area, but there are four hydropower generating plants and there is potential for geothermal power development. Other renewable energy resources, such as solar and wind power, have potential for private or small-scale commercial uses in the planning area, but large-scale power generation in the planning area is unlikely because most of the available lands are privately owned, and are currently in agricultural or residential uses.

FIRE MANAGEMENT & NOXIOUS WEEDS

FIRE MANAGEMENT

In Utah the State legislature tasked the Utah Division of Forestry, Fire, and State Lands (DFFSL) to devise a Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-56. Under this plan, a master cooperative wildland fire management and Stafford Act response agreement is signed each year between numerous federal land management agencies and the State of Utah for cooperation during wildland fire incidents that occur throughout the state. Weber County is within the service area of the Northern Utah Inter-agency Fire Center (NUIFC), located in Draper. NUIFC is a joint dispatch center operated through cooperation among the Bureau of Land Management, U.S. Forest Service and the State of Utah Division of Forestry Fire and State Lands. NUIFC is responsible for dispatching and coordination of wildfires (averaging 500 fires per/year) and incidents for approximately 15 million acres located in Box Elder, Cache, Rich, Tooele, Weber, Morgan, Davis, Duchesne, Juab, Sanpete, Salt Lake, Summit, Wasatch and Utah Counties. From the WFRC Resource Management website:

“Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step in protecting communities both urban and rural. Fire management refers to the principles and actions to control, extinguish, use, or influence fire for the protection or enhancement of resources as it pertains to wildlands. It involves a multiple-objective approach strategy including ecosystem restoration, community preparedness, and wildfire response.”

NOXIOUS WEEDS

From the 2013 Natural Resource Conservation Service (NRCS) Weber County Resource Assessment:

“Both noxious and invasive weeds are competitive non-native species that are introduced into environments where they readily adapt and reproduce prolifically. They negatively affect agricultural lands, forests, nature preserves, stream banks, private lands, and parks. If left unmanaged, weeds can quickly dominate a land-scape and crowd out native plants, thus reducing forage for animals and increasing the risk of wildfire...In addition noxious weeds, such as purple loosestrife and non-native phragmites, have infested many of the irrigation delivery systems in the county, created difficulties with conveyance, and reduced the amount of available water.”

Many species of exotic and invasive weeds exist in Utah. The Utah Noxious Weed Act of 2008 defined 28 noxious weed species into three prioritization categories. In December 2015 the official State Noxious Weed list was updated to include 54 species and prioritization categories were modified to include five categories of priority for action.

State land managers, local governments, and property owners are responsible for controlling weed species on the state’s noxious weeds list, and local weed species of concern if necessary. Weed control includes both lands under local management (roads, right-of-ways, parks, etc.) as well as enforcing weed laws on private lands. State law provides county weed managers the right to treat weeds on private lands (assuming proper notice is provided) if the landowner is unwilling or unable to treat the problem, and to seek reimbursement or apply liens for the work.

The local weed control program for the planning area is the Weber County Weed Department. County weed boards are responsible for the formulation and implementation of county-wide coordinated noxious weed control programs designed to prevent and control noxious weeds within its county. The Weber Conservation District has recently become the Weber County Weed Board. A Weber-County-specific weed control assessment is available from the Utah Association of Conservation Districts (UACD) and the federal Natural Resource Conservation Service (NRCS): Weber County Resource Assessment (2013).

FOREST MANAGEMENT

Approximately 16,000 acres in the eastern portion of the study area are within the Uinta-Wasatch-Cache National Forest. The National Forest in the planning area is managed in accordance with the 2003 Revised Wasatch-Cache National Forest Management Plan (the Forest Plan). The Forest Plan provides management directions for the North Wasatch Ogden Valley Management Area which includes the planning area.

TIMBER MANAGEMENT

With regard to timber management, the Forest Plan provides as follows:

“Although there are no capable available timberlands in the area, there are needs for reducing fuels and providing buffers adjacent to interface communities. If economic use can be made of any of the fuel materials, there may be potential for some type of commercial harvest.”



WILD AND SCENIC RIVERS

With regard to Wild and Scenic Rivers, the Forest Plan provides:

“The Left Fork South Fork Ogden River (Frost Canyon/Bear Canyon confluence to Causey Reservoir for scenery values) will be managed to protect the values that made it eligible in the inventory. Activities within the corridor will maintain a “Wild” classification.”

ROADLESS AREAS

With regard to roadless areas, the Forest Plan provides as follows:

“All the roadless areas on the Ogden Ranger District (Burch, Lewis, and Willard Peak) will maintain or mostly maintain roadless values. They will be closed to winter motorized use with exception of a limited portion of the east side of the Willard Peak Roadless Area. Burch Creek Roadless Area will be managed to mostly maintain roadless values while continuing to provide non-motorized, relatively rugged dispersed recreation opportunities. Any proposal for special uses in the area must consider the prohibition on road construction and potential impacts to roadless characteristics.”

There is no designated wilderness, nor are there designated wild and scenic rivers, in the planning area. The management prescriptions for other National Forest resources in the planning area, such as wildlife, water and recreation resources, are discussed in each resource section.



Water Resources



The Water Resources section addresses water rights; water quality and hydrology; and flood plains and river terraces.

1. WATER RIGHTS

Water rights in the planning area have been fully adjudicated, and are managed according to the rules of the Utah State Engineer. No additional water is available for appropriation, so new development must rely on existing water rights.

2. WATER QUALITY & HYDROLOGY

Water quality in Utah is regulated by the Utah Division of Water Quality (UDWQ) through the issuance of permits to discharge to surface waters in the State. In general, surface and ground water quality in the planning area is good. The Ogden River in the planning area is classified by the UDWQ in Assessment Category 1, that it supports all designated uses, which include Primary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses. The Weber River in the planning area is in Assessment Category 5, and requires additional reductions in pollution from non-point sources, such as storm water and overland flows, but is meeting its designated uses which include Secondary Contact Recreation, Cold Water Aquatic Life, and Agricultural Uses.

WATER QUALITY MANAGEMENT

The Uinta-Wasatch-Cache National Forest Management Plan addresses water quality management as follows:

“Watershed protection for quality water and normal flow regimes along with maintenance of undeveloped character will continue to be a primary emphasis in all management decisions regarding this area of highly intermingled private/public urban/wildland. Any disturbance or development must consider watershed integrity and susceptibility to debris flows that can originate on National Forest System lands... In general, recreation will be managed with watershed condition as a priority. User-created trails within riparian areas will be evaluated and relocated and/or designed, armored and adequately drained to reduce impacts to streams while allowing access for recreation. Trail alignments will be corrected to prevent excessive erosion while continuing to provide access.”

WATER SUPPLY

Water supply in the planning area is from both surface sources and groundwater wells. Although water supplies for current uses are thought to be adequate, localized areas of groundwater table depression occur at some locations. One major water supplier, the Weber Basin Water Conservancy District, provides both culinary and secondary (non-potable) water service in the planning area. The Weber Basin Water Conservancy District has developed a supply and demand plan and conducts on-going water resource planning to ensure adequate water supplies in the planning area.

3. FLOOD PLAINS & RIVER TERRACES

Flood plains and river terraces can both provide wildlife habitats and pose threats to land development. The Federal Emergency Management Agency (FEMA) provides maps of areas of potential flooding so that community officials, emergency responders, and the general public can be informed and plan accordingly to avoid or reduce impacts from floods. The flood hazard maps are used to guide development and reduce risk by avoiding flood hazard areas, or by applying special restrictions and development standards for flood areas. Weber County has adopted the FEMA maps and implemented flood protection regulations.

The floodplain of Great Salt Lake is considered to be the lakeshore elevation of 4,217 feet above sea level. Special development restrictions for areas below 4,217' have been adopted by cities and Weber County in the planning area.



4,217
FEET ABOVE
SEA LEVEL

Recreation Resources



This section discusses recreation and tourism in the planning area. The 2003 West Central Weber County General Plan reports that, during the planning process, “Many people expressed a desire for developed public parks (with playing fields, pavilions, playgrounds, tennis courts), a variety of trails including pedestrian, bicycle and equestrian trails, recreation facilities such as a recreation center and other developed facilities, and a library. Some suggested that utility easements are good locations for trails and bike paths; others felt that canals are too dangerous for use as trails. The concept of a “river walk” was mentioned, but those with property directly on the river were opposed to trails development along the river. It was suggested that the river flood plain should be purchased and held in public ownership.”



Image 60 - Wetlands Boardwalk



Image 61 - Bicycle Trail



Image 62 - Hiking Trail

1. RECREATION & TOURISM

PUBLIC & PRIVATE PARKS

Within the 2003 General Plan area, one public park of 5.75 acres is located in the Reese Township. This park is under the jurisdiction of West Warren Park Service District Numbers 5 and 6. Three other private parks are owned and managed by the LDS Church and are not open to the general public. These include Warren LDS Bowery, West Weber LDS Park, and Taylor LDS Park. The LDS Church may allow their parks to be used by the general public, however a “hold harmless” agreement must be executed between the Board of Weber County Commissioners and the LDS Church. No such agreement was on file as of 2002.



PRIVATE RECREATION OPPORTUNITIES

Some land in Malan’s Basin to the east of Ogden is privately owned, and offers private recreation opportunities. Ogden City is positioning itself as a recreation and tourism destination, with most recreational opportunities occurring on the National Forest. Like other Wasatch Front communities, Ogden and other municipalities in the planning area are dependent on recreational access to the National Forest to promote themselves as “lifestyle” communities as well as recreation destinations. Management challenges mentioned include obtaining permits for events on national Forest lands, and obtaining guiding and outfitting permits for use of National Forest lands.





NATIONAL FOREST RECREATION

The National Forest in the Mountainside area provides a variety of recreational opportunities, including hiking, biking, climbing, back-country skiing, hunting and other outdoor pursuits. The 2003 Forest Plan states:

“Trails and trailheads will be designed to support year-round use where possible. A connection for the Bonneville Shoreline Trail will be created through the North Ogden area in cooperation with the cities of North Ogden, Pleasant View and Willard. Needed access and rights of way will be maintained or acquired to complete the Bonneville Shoreline trail along the Wasatch Front. Public access to National Forest in Davis and Weber Counties will be a priority to maintain or obtain, as development continues from Fruit Heights, Kaysville, Ogden, North Ogden, Pleasant View and Ogden Valley. The Ogden front will continue to be closed to winter motorized use providing non-motorized designated trail opportunities while providing maximum protection to these high value watersheds. Opportunities for limited summer motorized use on designated routes (Skyline Trail/Great Western Trail in Lewis Peak Area).”

The Forest Plan goes on to provide:

“The roadless areas from Willard to Ogden Canyon will provide non-motorized recreation opportunities in winter except from east of the road to Willard Peak to the Weber-Box Elder County line, which will be open for winter motorized uses.”

Wildlife Resources



The shoreline of Great Salt Lake contains large areas of wetlands and riparian areas that provide significant habitat for a variety of wildlife species. Within the planning area, approximately 10,000 acres are within the Bear River Migratory Bird Refuge managed by the U.S. Fish and Wildlife Service primarily for the protection of migratory birds that pass through the wetlands of Great Salt Lake each year. There are also approximately 71,000 acres of State of Utah owned lands in the planning area, which include the Harold Crane State Wildlife Management Area (2,629 acres) and the bed of Great Salt Lake. The existing wildlife and waterfowl management areas are zoned S-1 and remain unchanged.

Management plans for wildlife management areas are reviewed by the Resource Advisory Council, which makes recommendations to jurisdictional agencies regarding wildlife management plans.



Image 63 - Marsh Wren

WILDLIFE RESOURCES

The Uinta-Wasatch-Cache National Forest Management Plan provides the following with regard to wildlife management on the National Forest:

“Maintenance of the broad scale, regionally significant north-south wildlife corridor in this Management Area with connections to the north and southeast will be a priority in all management decisions. Big game winter ranges (generally below 7,000 feet) that occur along the entire western boundary of the Management Area and abutting Ogden Valley will be protected and enhanced, recognizing these become more valuable and important as urban encroachment continues into previously undeveloped areas. Browse species age classes here will be maintained with a higher proportion of older age classes than in other areas to provide browse above the snow. Big game use will be monitored in cooperation with the Utah Division of Wildlife Resources to ensure population management prevents habitat deterioration.”

AQUATIC RESOURCES

With regard to aquatic resources, the Forest Management Plan provides :

“Trout Habitat- Aquatic habitats in Wheeler Creek, South Fork Ogden River, and Ogden River will be managed to maintain cool, clear water and well-vegetated stream banks for cover and bank protection. In-stream cover, in the form of deep pools and structures such as boulders and logs, will be maintained and their value recognized. Water temperature will be preserved through well-vegetated banks.”



Socio-Economic Resources



The Socio-Economic Resources section addresses cultural, historical, geological and paleontological resources; law enforcement; economic considerations; and air quality.

1. CULTURAL, HISTORICAL, GEOLOGICAL & PALEONTOLOGICAL RESOURCES

A large number of prehistoric occupation sites have been identified along the shoreline of Great Salt Lake. In the shoreline adjacent to the Bear River marshes, a number of burials of prehistoric human burials have also been identified. Although there has been a great deal of historic activity around the Lake, beginning with fur trappers who passed by

and utilization of the Lake's resources by area pioneers, there is little in the way of historic structures or sites in West Central Weber other than a few pre-1900's residences. State and Federal law require the protection of prehistoric and historic cultural resources and Native American human remains.



Image 64 - Pioneer Camp

ARCHAEOLOGY INVESTIGATIONS

The Heritage Resources section of the Uinta-Wasatch-Cache National Forest Management Plan in the Mountainside planning area provides:

“Inventory efforts will continue to document the American Indian sites as well as the early European settlement of the area. Through potential partnerships with the Utah State University and Weber State University, high altitude archaeology investigations along the Wasatch Front will be emphasized.”

MAPS & PUBLICATIONS

Maps and publications regarding the geologic resources and geologic hazards of the planning area are available on the website of the Utah Geological Survey at geology.utah.gov. The 2013 Great Salt Lake Comprehensive Management Plan also provides information on geologic hazards along the shoreline of Great Salt Lake.

2. LAW ENFORCEMENT

General law-enforcement in the planning area is provided by the Weber County Sheriff's Office. Conservation officers with the Utah Division of Wildlife Resources provide patrol and enforcement services in the area's wildlife management areas. The use of the National Forest in the Mountainside area is limited in scope. However, officers and special agents with the U.S. Forest Service are cross-deputized as Weber County Deputies by the Sheriff. When taking enforcement actions relevant to Utah State law, Forest Service law enforcement officers are permitted to do so under the direction and in cooperation with the Weber County Sheriff. They may also enforce federal law as necessary and appropriate. This partnership has resulted in good communication and coordination among law enforcement agencies in the planning area.

3. ECONOMIC CONSIDERATIONS

Weber County's economy is based on natural resources, business development, and recreational and tourist attractions. In 2012, Weber County as a whole had 117,415 acres of farmland, which produced \$39,872,000 in sales. In 2009 agriculture is estimated to have contributed \$83.7 million dollars in economic activity for the County as a whole. The main crops produced in Weber County are alfalfa, grain, corn silage, and pasture. Weber County's forests and mineral deposits have allowed diversification of its economy. In 2013 the mining industry produced \$3,034,101 in sales revenues, primarily from salt production in West Central Weber.

Recreation is also an important contributor to economic activity in the study area. Visit Ogden, the non-profit visitor and tourism organization, promotes visitation to Ogden and Weber County by highlighting events, sights and recreational opportunities, among other attractions.

4. AIR QUALITY

The Clean Air Act Amendments of 1990 established three designations for areas based on how ambient air quality conditions compare to the National Ambient Air Quality Standards (NAAQS): non-attainment areas, maintenance areas, and attainment areas. Attainment (non-attainment) areas are those with air quality better (worse) than the NAAQS. If an area is designated non-attainment, the relevant air quality management agency must create and implement a plan to reduce emissions in order to reduce concentrations below the NAAQS. The air quality management agency must maintain the plan used to meet the NAAQS and prepare a maintenance plan to keep the air clean for the next 20+ years. A maintenance area is one which was in non-attainment but reduced emissions sufficiently to meet the NAAQS. It must maintain those rules/actions that reduced emissions for a period of 10 years.

The planning area in Weber County is a non-attainment area for large particulate matter (PM10) and fine particulate matter (PM2.5). Requests have been submitted to the EPA to change Ogden City to maintenance for PM10. Plans for meeting and continuing to meet the NAAQS in these areas are found at the Utah Department of Air Quality (DAQ) website. These plans provide relevant background, pollutant sources, and the selected control measures for each non-attainment case.

The Clean Air Act and its amendments place control of local air quality at the state level with federal oversight, provided certain criteria are met, and require state and local ambient air quality standards be equal to or lower in concentration than the NAAQS. State of Utah laws and rules regarding air quality set the state standards equal to

the NAAQS. The local air quality management agency for Weber County is the Utah DAQ. Rules and policies pertaining to air quality activities and plans to achieve NAAQS attainment are set by the Utah Air Quality Board. The DAQ conducts statewide air quality monitoring and research, air emissions permitting and compliance monitoring, air quality compliance planning activities, and public education, outreach, and support programs. The DAQ also supports the Air Quality Board in fulfilling its purposes.

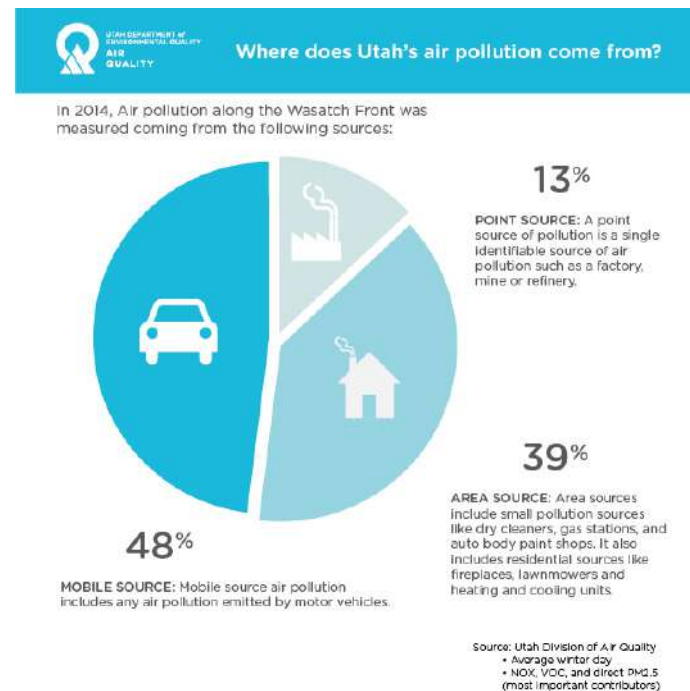


Figure 65 - Where Does Utah's Air Pollution Come From?

Goals, Principles & Implementation Actions



RESOURCE MANAGEMENT: LAND

The lands and resources addressed in this section are currently under management by a variety of federal, state and local agencies. As a general rule of thumb, the management policies and prescriptions contained in the various current land and resource management plans are supported by Weber County, with any exceptions noted specifically in this chapter. However, it is the policy of the County to request notification and an opportunity to engage with the agency when any resource jurisdictional agency is proposing to amend its management policy direction, management prescriptions, or substantive management activities.

LAND USE & LAND ACCESS

1 **GOAL 1 – PUBLIC LANDS MANAGEMENT AND ACCESS:** In West Central Weber, ensure public lands management and access strategies are in keeping with the community’s character.

RESOURCE MANAGEMENT PRINCIPLE 1.1: Provide for and maintain public lands management that promote the community’s vision articulated in Chapter 2: Community Character.

- **Resource Management Action Item 1.1.1:** Weber County will pursue the community character and land use management objectives specified in Chapters 2 and 3 of this general plan.
- **Resource Management Action Item 1.1.2:** Weber County will continue to support the shoreline management of the Great Salt Lake and related resources in a manner that promotes and protects wildlife and waterfowl, recreation uses, conservation of water and other natural minerals and resources, reduce flood and fire hazards and preserve open spaces and native vegetation.

RESOURCE MANAGEMENT ACTION ITEM 1.1.2: Provide for and maintain access to public lands for recreational and mineral extraction uses.

- **Resource Management Action Item 1.2.1:** The County will continue to monitor and participate in future planning conducted by the State of Utah agency planning that relates to resources in West Central Weber through participation in UDWR Resource Advisory Councils, the Utah State Resource Development Coordinating Council and other inter-agency planning coordination entities.
- **Resource Management Action Item 1.2.2:** The County desires a Western Weber trail loop that connects the old Rail Trail to and through Ogden Bay. Weber County will work with the State to address waterfowl management concerns.

2

GOAL 2 – PUBLIC LAND SURVEY SYSTEM: Public Land Survey System:
Re-establish and maintain the Public Land Survey System.

RESOURCE MANAGEMENT PRINCIPLE 2.1: Weber County seeks cooperation in the maintenance and re-establishment of the PLSS within all Federal lands to promote the proper management of land resources, land use, and land access.

- **Resource Management Action Item 2.1.1:** Weber County will maintain and re-establish the PLSS within State and private lands.
- **Resource Management Action Item 2.1.2:** Weber County will cooperate with Federal and State agencies to maintain access for surveyors to the monument locations of the PLSS on Federal and State lands.
- **Resource Management Action Item 2.1.3:** Weber County desires any Federal and State agency to coordinate and permit with the County Surveyor's Office before engaging or allowing activities which will destroy existing monuments of the PLSS.
- **Resource Management Action Item 2.1.4:** Weber County encourages Federal and State agencies to make the re-establishment of destroyed and missing PLSS monuments on Federal and State lands a priority.
- **Resource Management Action Item 2.1.5:** Weber County will continue to work with the State UGRC Office to secure State funding for the rehabilitation and re-establishment of the PLSS.

3

GOAL 3 – FOREST MANAGEMENT: In the Mountainside area, support the Forest Service and other applicable federal agencies to continue to manage forest lands in conjunction with and with cooperation from Weber County.

RESOURCE MANAGEMENT PRINCIPLE 3.1: Continue to monitor and support the current management direction for the National Forest lands.

- **Resource Management Action Item 3.1.1:** Weber County will continue to support the access to National Forest lands provided for in the current Ogden District Motor Vehicle Use Map.
- **Resource Management Action Item 3.1.2:** Weber County will continue to engage cooperatively with the Forest Service when changes in management policy or management prescriptions are being considered.

RESOURCE MANAGEMENT PRINCIPLE 3.2: Maintain access to National Forest lands in the Mountainside area to support recreational uses and to access water rights points of diversion and conveyance works.

- **Resource Management Action Item 3.2.1:** The County will continue to monitor and participate in future planning conducted by the U.S. Forest Service and inter-agency planning coordination entities.
- **Resource Management Action Item 3.2.2:** Weber County supports the current travel management plan and limitations on vehicle access to the National Forest.
- **Resource Management Action Item 3.1.3:** Weber County will continue to support the Forest Service's Roadless Rule, except when scientific evidence suggests that forest management can be better suited by the creation of a temporary road that is not open or available for use by the general public.

AGRICULTURE, LIVESTOCK, GRAZING, IRRIGATION AND PREDATOR CONTROL

4

GOAL 4 – AGRICULTURE: Support and protect continued agricultural operations in the County.

RESOURCE MANAGEMENT PRINCIPLE 4.1: Continue to support agricultural protection of lands for which the landowner desires protection from the encroachment of neighboring development or non-compatible land uses.

- **Resource Management Action Item 4.1.1:** Existing agricultural preservation areas should be retained as they currently exist as long as they remain supported by the landowner.
- **Resource Management Action Item 4.1.2:** Encourage property owners who are engaged in agricultural production and business to expand agricultural protection areas whenever possible, and encourage additional property owners to commit their property to agricultural protection.
- **Resource Management Action Item 4.1.3:** In tandem with **Land Use Action Item 5.1.2**, encourage the creation of a transferable development right program or similar land conservation program that permanently preserves agricultural lands in active production. Encourage farm owners to transfer development rights from their farms to more suitable properties near available infrastructure and services. Work with property owners and Utah Open Lands, The Nature Conservancy, or other conservation organization toward obtaining conservation easements.

RESOURCE MANAGEMENT PRINCIPLE 4.2: Protect farmers and ranchers' access to water resources and promote water-wise best management practices.

- **Resource Management Action Item 4.2.1:** Ensure continued access to, and protection of, points of diversion, irrigation canals, headgates, storage and other irrigation infrastructure on both private and public lands.
- **Resource Management Action Item 4.2.2:** Promote water-wise best management practices for agricultural water conservation, where appropriate.

RESOURCE MANAGEMENT PRINCIPLE 4.3: Support current coyote control programs, and work with the Division of Wildlife Resources to expand predator control efforts to include skunks, raccoons and other similar predators in agricultural areas.

RESOURCE MANAGEMENT PRINCIPLE 4.4: Support agri-tourism as a means for agricultural operators to diversify their operations and effectively utilize smaller parcels of agricultural land.

MINING, MINERAL RESOURCES, ENERGY RESOURCES, AND NUCLEAR WASTE DISPOSAL

5

GOAL 5 – MINING: Support the continuation of mining operations in the County in a manner that minimizes adverse impacts and preserves character of the planning area. This goal is also a goal of Chapter 3: Land Use by reference.

RESOURCE MANAGEMENT PRINCIPLE 5.1: Provide opportunities for mineral mining and gravel and rock extraction in appropriate areas and with appropriate operational conditions.

- **Resource Management Action Item 5.1.1:** Work cooperatively with the Utah Division of Forestry, Fire and State Lands to ensure continuation of mining and minerals extraction on the bed of the Great Salt Lake is both protected and conducted in a manner that protects the wildlife, recreational, cultural and other resources of Great Salt Lake and surrounding community.
- **Resource Management Action Item 5.1.2:** Amend existing zoning regulations to restrict mining operations to a specific mining zone.
- **Resource Management Action Item 5.1.3:** Require mining operations to petition the County for a zone change prior to initiation of the operation.
- **Resource Management Action Item 5.1.4:** Require all mining operations to prepare reclamation plans, and ensure that financial surety to complete required reclamation is held by a responsible agency. Consider requiring a development agreement for large scale mining activities prior to formal rezoning.

6

GOAL 6 – RENEWABLE ENERGY: Support the development of renewable energy resources.

RESOURCE MANAGEMENT PRINCIPLE 6.1: Provide opportunities for the creation of renewable energy resources, such as solar, wind power, and geothermal energy. Provide appropriate aesthetic mitigation or screening to protect the property values of neighboring owners.

- **Resource Management Action Item 6.1.1:** Amend zoning ordinances to identify properties whereon appropriate solar overlay zones can be applied. Amend the solar overlay zone for consistency and predictability as it's applied to all property.

WILDFIRE MANAGEMENT

7 **GOAL 7 – WILDFIRE MANAGEMENT:** Provide effective wildfire management.

RESOURCE MANAGEMENT PRINCIPLES: Refer to Principles 6.2 and 6.3 of Chapter 7: Utilities and Services.

NOXIOUS WEEDS

8 **GOAL 8 – NOXIOUS WEEDS:** Manage the spread of noxious and invasive vegetation.

RESOURCE MANAGEMENT PRINCIPLE 8.1: Provide effective prevention of the introduction and the spread of noxious weeds.

- **Resource Management Action Item 8.1.1:** The County, through its Weeds Board, will continue to work cooperatively with the U.S. Forest Service, the Utah Association of Conservation Districts (UACD) and the federal NRCS to implement the initiatives outlined in the NRCS Weber County Resource Assessment (2013).

RESOURCE MANAGEMENT: WATER

WATER RIGHTS

9

GOAL 9 – WATER RIGHTS & ACCESS: Protect water rights and the ability to access authorized points of diversion and water conveyance works.

RESOURCE MANAGEMENT PRINCIPLE 9.1: The transfer and use of water rights in Weber County must be carefully monitored to ensure compliance with state law.

Resource Management Action Item 9.1.1: Weber County will continue to cooperate with and support the Weber Basin Water Conservancy District as it monitors water rights applications filed in the planning area to ensure water rights are managed in accordance with State law and the rules of the Utah State Engineer.

RESOURCE MANAGEMENT PRINCIPLE 9.2: Continue to support water rights' points of diversion and authorized water storage, conveyance, and measuring infrastructure accessibility to approved water users.

Resource Management Action Item 9.2.1: Weber County will conduct planning and development review, and will strive to monitor the planning and development review of other nearby jurisdictions, to ensure continued access to and maintenance of authorized water infrastructure. Applications filed in the planning area to ensure water rights are managed in accordance with State law and the rules of the Utah State Engineer.

WATER QUALITY & HYDROLOGY

10

GOAL 10 – WATER QUALITY & HYDROLOGY: Keep surface water and groundwater clean.

RESOURCE MANAGEMENT PRINCIPLE 10.1: Protect surface and groundwater quality.

- Resource Management Action Item 10.1.1:** In tandem with *Land Use Action Item 5.4.1*, protect water ways and floodplain areas from development-related uses.
- Resource Management Action Item 10.1.2:** Continue to support stormwater pollution prevention measures and ensure each development project provides adequate pollution prevention plans.

11

GOAL 11 – WATER QUALITY & HYDROLOGY: Strive for water-wise best practices to protect water supplies as the community grows.

RESOURCE MANAGEMENT PRINCIPLE 11.1: Weber County will strive to provide policies that ensure adequate water supply exists for culinary, industrial, fisheries, irrigation and other uses.

- Resource Management Principle 11.1.1:** Work with the Weber Basin Water Conservancy District, and other water service providers in the planning area, to ensure adequate supplies of primary and secondary water meet the County's needs.
- Resource Management Action Item 11.1.2:** Pursue low impact development regulations that encourage groundwater recharge near the location where precipitation falls.
- Resource Management Action Item 11.1.3:** Continue to monitor drought conditions and search for opportunities to implement water-wise and water conservation best practices.

- **Resource Management Action Item 11.1.4:** Support the creation of a fresh water impoundment in Bear River Bay to expand available water reserves for the area.
- **Resource Management Action Item 11.1.5:** Pursue other opportunities to tap available water resources that are outside the local Ogden/Weber River basins.

12

GOAL 12 – WATER QUALITY & HYDROLOGY: Protect the Great Salt Lake and its resources.

RESOURCE MANAGEMENT PRINCIPLE 12.1: Work cooperatively with the State of Utah to find opportunities to protect and restore the shrinking Great Salt Lake.

FLOOD PLAINS & RIVER TERRACES

13

GOAL 13 – FLOOD PLAINS & RIVERS: Protect river corridors and riparian areas.

RESOURCE MANAGEMENT PRINCIPLE 13.1: The Weber River floodplain, wetland areas associated with the meander corridor, and streamside vegetation, should be protected from development.

- **Resource Management Principle 13.1.1:** Implement a setback from the high-water line on either side of the river for protection of hydrologic and riparian function. Require site analysis for all development within 200 feet of the high-water line of the Weber River to determine whether additional protections of hydrologic and riparian function should be provided.
- **Resource Management Action Item 13.1.2:** In tandem with **Land Use Principle 5.3**, and **Recreation Principle 2.1**, as development occurs along waterways, require public trails for bicycles, pedestrians, and horses within the setback, and if properties are purchased or donated, parks and open spaces can be developed for recreational and educational purposes.

RESOURCE MANAGEMENT: RECREATION

14

GOAL 14 – RECREATION: Support and promote the recreational and lifestyle opportunities of living in proximity to public lands.

RESOURCE MANAGEMENT PRINCIPLE 14.1: Support simplifying and streamlining the Forest Service permitting processes for guiding, recreational competitions, and similar activities in the National Forest.

- Resource Management Principle 14.1.1:** Monitor National Forest planning and rule-making as it pertains to recreational access to and encourage a simplified or expedited authorization system.

RESOURCE MANAGEMENT PRINCIPLE 14.2: Support the development and operation of recreational facilities on both private and public lands.

- Resource Management Principle 14.2.1:** Work with private owners in Malan’s Basin and other areas within and adjacent to National Forest Lands to provide recreational opportunities and maintain access to National Forest System lands.

15

GOAL 15 – RECREATION: Support and promote the goals, policies, and action items of the Parks and Recreation Chapter of this plan.

RESOURCE MANAGEMENT: WILDLIFE & SENSITIVE LANDS

WILDLIFE

16

GOAL 16 – WILDLIFE: Support the healthy management of wildlife and wildlife resources.

RESOURCE MANAGEMENT PRINCIPLE 16.1: Cooperate and coordinate with wildlife resource agencies.

- **Resource Management Principle 16.1.1:** Continue to work cooperatively with the Utah Division of Wildlife Resources to protect and provide appropriate access to the wildlife resources of Great Salt Lake and its environs.
- **Resource Management Action Item 16.1.2:** Provide support for additional efforts to enhance habitats and overall productivity of wildlife in West Central Weber. In tandem with Land Use Action Item X, support or help facilitate a wetlands bank area on or adjacent to existing waterfowl nesting area(s).
- **Resource Management Action Item 16.1.3:** Continue to work cooperatively with the U.S. Forest Service and the Utah Division of Wildlife Resources to protect and provide appropriate access to and management of the wildlife resources of the National Forest.
- **Resource Management Action Item 16.1.4:** Develop or support regulations that minimize human impact on mapped critical wildlife migration areas.

RESOURCE MANAGEMENT PRINCIPLE 16.2: Protect the waterfowl resources and habitat of the Great Salt Lake.

- **Resource Management Principle 16.2.1:** Maintain the existing shoreline zone along the lake bed. Seek opportunities as wetlands are created or identified adjacent to the shoreline to rezone those areas to shoreline or open space zones.
- **Resource Management Action Item 16.2.2:** Continue to support the State in its management responsibilities of migratory bird and bird habitat protection as found in the Utah Wildlife Action Plan.¹

¹ Utah Division of Wildlife Resources, *Utah Wildland Action Plan* (DWR Publication 15-14, 2015). Pulled on April 19, 2022 from https://wildlife.utah.gov/pdf/WAP/Utah_WAP.pdf

SENSITIVE LANDS

17 GOAL 17 – SENSITIVE LANDS: Protect sensitive lands.

RESOURCE MANAGEMENT PRINCIPLE 17.1: Provide and support protection of sensitive lands for the betterment of a clean and healthy environment.

- **Resource Management Action Item 17.1.1:** Encourage and support the Corps of Engineers and other local governmental agencies to conduct a wetland delineation study, which could be combined with a Sensitive Area Management Plan (SAMP) and a shoreline protection plan. The SAMP engages government agencies, property owners, and local planning staff in the development of a management plan that treats property owners equitably, resolves critical issues, and at the same time protects valuable natural resources. Create mutual gain options that resolve property owner concerns with resource agency concerns.
- **Resource Management Action Item 17.1.2:** As sensitive lands are identified and determined to be inappropriate for development, the land should be zoned as Open Space O-1.

RESOURCE MANAGEMENT: SOCIO-ECONOMIC

CULTURAL, HISTORICAL, GEOLOGICAL & PALEONTOLOGICAL

18

GOAL 18 – CULTURE & HISTORY: Protect and celebrate the cultural and historical roots of the planning area.

RESOURCE MANAGEMENT PRINCIPLE 18.1: Promote the history of the area and pay tribute to the people who came before us by protecting historic sites and artifacts, and by publicly promoting the stories of the past.

- **Resource Management Action Item 18.1.1:** Weber County will continue to support inventory efforts by the U.S. Forest Service and State agencies to document American Indian sites as well as the early European settlement of the area.
- **Resource Management Action Item 18.1.2:** Weber County will support the mission of the Weber County Historical Society.
- **Resource Management Action Item 18.1.3:** In tandem with **Community Character Principle 1.1.1**, during small area planning explore opportunities to incorporate historical sites, stories, and legacies into the social fabric of the area.

LAW ENFORCEMENT

19 GOAL 19 – LAW ENFORCEMENT: Protect people, property, and resources.

RESOURCE MANAGEMENT PRINCIPLE 19.1: Cooperate and coordinate County law enforcement resources with State and Federal law enforcement resources.

- Resource Management Actions 19.1.1:** Weber County will continue to support effective coordination and cooperation among the federal, state, and local law enforcement agencies in the planning area.

ECONOMIC CONSIDERATIONS

20 GOAL 20 – ECONOMICS: Continue to support agriculture, mining, tourism and recreation as important components of the County's economy, as otherwise provided in this general plan.

AIR QUALITY

21 GOAL 21 – AIR QUALITY: Protect the quality of the air.

RESOURCE MANAGEMENT PRINCIPLE 21.1: Reduce pollution and emissions by incrementally adjusting how the population uses land.

- **Resource Management Principle 21.1.1:** Weber County will continue to support the Utah Department of Air Quality implementation plans for meeting and continuing to meet the NAAQS in the planning area. These plans provide relevant background, pollutant sources, and the selected control measures for each non-attainment case.
- **Resource Management Action Item 21.1.2:** In tandem with related transportation, active transportation, and land use goals, principles, and action items, support the reduction of the population’s emissions by providing multiple efficient modes of transportation, including transit and bicycle and pedestrian facilities, and provide homes in closer proximity of work and play destinations.
- **Resource Management Action Item 21.1.3:** Consider requiring higher emissions efficiency rating of homes and other buildings in the planning area.
- **Resource Management Action Item 21.1.4:** Ensure manufacturing uses have appropriate emissions scrubbing to create minimal, if any, impact on air quality.
- **Resource Management Action Item 21.1.5:** In tandem with **Resource Management Action Item 11.1**, pursue avenues to reverse the shrinking of the Great Sale Lake to ensure the heavy metals and contaminants of the lakebed do not become airborne.

NUCLEAR WASTE

22

GOAL 22 – NUCLEAR WASTE: Reject the storage of nuclear waste anywhere within Weber County.¹

¹ UCA 17-27a-401(4) requires the county to plan for or specifically reject the storage of nuclear and radioactive waste.

RESOURCE MANAGEMENT PRINCIPLE 22.1: Nuclear and radioactive waste should not be stored anywhere in Weber County, nor anywhere within vicinity of the borders of Weber County.

- **Resource Management Principle 22.1.1:** Revise ordinances to specifically prohibit the storage of nuclear or radioactive waste in the county.

CHAPTER 9 WEBER COUNTY ISLANDS

Vision

Unincorporated islands throughout Weber County should be annexed into an adjacent city for the more equitable provision of municipal services.



Existing & Projected Conditions

Properties in unincorporated islands substantially require the same municipal services and resources as properties in adjacent municipalities, but do not generally pay a proportionate property tax for the level of services received. Historically, the unincorporated areas of Weber County have received lesser municipal services because access to them was more challenging. However, as city boundaries expand and surround lands not otherwise incorporated, access to and provision of municipal services has become less challenging and, in cases such as emergency services and policing, required regardless of jurisdiction or service-compensation through municipal property tax. This creates inequity in the provision of services, and creates a disproportionate impact on both municipal and county budgets.

Usually, annexation of unincorporated area requires no filed protest from the majority of affected landowners. In addition to this, State code also allows a municipality to annex an unincorporated island without considering filed protests if the County Commission has recommended they do so. In 2017, the Weber County Commission passed the below listed resolutions that recommend an adjacent city annex all or part of an unincorporated island.

- Resolution No. 23-2017** – Riverdale City
- Resolution No. 24-2017** – Harrisville City
- Resolution No. 25-2017** – Uintah City
- Resolution No. 26-2017** – North Ogden City
- Resolution No. 41-2017** – Roy City
- Resolution No. 48-2017** – Ogden City

Of these, only Roy and Ogden City have taken action to absorb unincorporated islands.

Goals, Principles & Implementation Actions



UNINCORPORATED ISLANDS

1

GOAL 1 – UNINCORPORATED ISLANDS: Eliminate all unincorporated islands and prevent the creation of new ones.

UTILITIES & PUBLIC SERVICES PRINCIPLE 1.1: All unincorporated islands should be annexed into an adjacent city.

- ❑ **Unincorporated Islands Action Item 1.1.1:** Encourage developers to work with adjacent cities to annex property prior to development.
- ❑ **Unincorporated Islands Action Item 1.1.2:** In the event Unincorporated Islands Action Item 1.1.1 is not successful, incentivize development opportunities in unincorporated islands as long as the developer enters into a development agreement, applicable to all resulting property owners of the development, to withhold their right to protest a future annexation into an adjacent city.

- **Unincorporated Islands Action Item 1.1.3:** Review and respect each city's annexation area and plan, including general plan that will be applied to an island after annexation, and attempt to comply with it to the extent possible whilst still applying ***Unincorporated Islands Action Item 1.1.2.***
- **Unincorporated Islands Action Item 1.1.4:** Find ways to provide efficient street and infrastructure connections with other streets and infrastructure in the adjacent city.
- **Unincorporated Islands Action Item 1.1.5:** Unless a compelling county interest exists otherwise, do not allow the creation of any more unincorporated islands, and use caution prior to allowing the creation of an unincorporated peninsula. A peninsula should only be created if it advances the objective for municipal service to be provided by a municipality.
- **Unincorporated Islands Action Item 1.1.6:** Work with state legislators to amend the unincorporated island and peninsula code to include an island that is bounded on one side by a different unincorporated county, or by an area served by a different planning area general plan within the same county.