

## CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

**Subject:** Proposed Changes to Chapter 104-2, Agricultural Zone AV-3

**Notice Date:** March 20, 2026

**Public Hearing Date:** Tuesday, March 31<sup>st</sup>, 5:00 PM

**Location:** 7474 East 200 South, Huntsville, City Council Chambers

### Summary of Proposed Zoning Changes

The City of Ogden Valley is considering adopting the Zoning Ordinance. This is adapted from the language of the previous Weber County Zoning Ordinance that will create standards that better align with the new community's vision for how property should be used within the AV-3 zone, to improve clarity, and facilitate development within the zone. The primary elements changed are a modification to the Purpose and Intent (Sec 104-2-1); amendments to the Land Use Table (Sec 104-2-3) specifying which uses are allowed in the AV-3 zone, as well as any special provisions required for said uses; amendments to Sec 104-2-4 Special Regulations, "General Operational Standards", adding clarifying language and expanding specifications and definitions specific to this code.

### Key Changes Include:

- **Amendment to Sec 104-2-1 Purpose and Intent:**

Deleting:

- “a. The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:
  1. Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;
  2. Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and
  3. Direct orderly low-density residential development in a continuing rural environment.
- b. The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.
- c. The purpose of the A-3 Zone is to designate farming areas where high-intensity agricultural pursuits can be permanently maintained.

Adding:

“The AV-3 Zone is an Agricultural Zone intended to prioritize and sustain actively operating agricultural uses while allowing low-density rural residential development that is designed to preserve viable agricultural land, protect groundwater and irrigation systems, maintain functional open space,

and reduce conflicts between farming and residential uses.”

- **Amendments to Sec 104-2-3 Land Use Table (a. Accessory Uses)**

- Adding a 25’ setback requirement to the “Special Provisions” column of the Land Use Table for the siting of **Corral, stable or building for keeping animals or fowl** within the AV-3 zone, as follows:

“This use shall be located less than 25 feet from any side or rear lot”

- **Amendments to Sec 104-2-3 Land Use Table (c. Animal-Related Noncommercial Uses)**

- Adding the following language regarding farmstead dairy processing to the “Special Provisions” column of the Land Use Table for a **Dairy Farm**:  
“Farmstead Dairy processing, including the production of milk, cheese, butter, yogurt, and similar products from milk produced on the same parcel, is permitted as an accessory agricultural use, subject to compliance with state and federal health regulations.”

- Adding the following language regarding **Stable for Horses** to the “Special Provisions” column of the Land Use Table:

“Horses may be kept for personal use or limited boarding, provided the use remains accessory to the primary use of the parcel or complex with the following standards:

- Livestock density shall not exceed one (1) horse per one-quarter (1/4) acre of land used for horses, with a minimum of one (1) acre required to keep horses.
- Manure shall be managed to prevent excessive odors, flies, runoff or accumulation.
- Areas used primarily for feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining property.”

- **Amendments to Sec 104-2-3 Land Use Table (d. Commercial Uses)**

- Adding “**Short Term Rentals**” as a designated use category.

- **Amendments to Sec 104-2-3 Land Use Table (h. Utility Uses)**

- Adding the following language regarding **Public utility substations; Radio or television station or tower; Wastewater treatment or disposal facilities;**

**and Small wind energy system** to the “Special Provisions” column of the Land Use Table for each of these use categories:

“Approval shall consider siting, scale, public necessity, and compatibility with surrounding use.”

- The following language is being added to **Sec 104-2-4 Special Regulations, Subsection “General Operational Standards:**

**“Farm Educational Activities (Low Intensity)**

Examples

- Farm tours (by appointment or limited hours)
- School field trips
- Demonstration days
- Agricultural workshops

Permitted as accessory to an active agricultural operation, subject to:

- Maximum group size (e.g., 30–50)
- Parking on improved surface
- Bathroom compliance

**Small Farm Events (Low Frequency)**

A. Small Farm Gatherings (Permitted)

- ≤50 attendees
- ≤12 events/year
- Daytime only
- No amplified outdoor music
- Onsite parking required

B. Large Event Venues (Conditional see Agritourism Code)

- 100+ attendees
- Frequent weddings
- Permanent event structures
- Commercial catering traffic

**Agricultural Processing – Clarification** The washing, sorting, grading, cutting, milling, pressing, bottling, packaging, cooling, storing, or otherwise preparing agricultural products for market shall be considered an accessory agricultural use when such activities are subordinate to and support agricultural production

occurring on the same parcel or on contiguous parcels operated as a single agricultural operation.

Agricultural processing shall not be conducted at a scale or intensity that converts the parcel into a primary manufacturing, warehousing, or industrial facility independent of agricultural production.

Agricultural processing may include value-added products derived primarily from agricultural products produced on the parcel, including preserves, dried goods, juices, extracts, confections, baked goods, dairy products, and similar farm-derived products.

***Agricultural Accessory Use Eligibility*** Accessory agricultural uses permitted under this section, including but not limited to agricultural processing, aggregation, worker housing, and on-farm education, shall be allowed only on parcels containing an actively operating agricultural use as defined in this title.

On parcels utilizing such accessory agricultural uses, agricultural production shall remain the principal land use activity.

If agricultural production ceases for a period exceeding twelve (12) consecutive months, any accessory agricultural uses dependent upon active agricultural production shall terminate unless otherwise permitted under this title.

***Lawful Firearm Discharge*** The lawful discharge of firearms in compliance with applicable state law shall not be prohibited solely by virtue of zoning within the Agricultural Zones. Nothing in this title shall be interpreted to restrict hunting, predator control, pest control, or other lawful firearm use conducted in accordance with state law and generally accepted agricultural practices.

This provision does not exempt any person from compliance with applicable state safety requirements or other independently applicable laws.

***Agricultural Ponds and Water Impoundments.***

Ponds, reservoirs, and other water impoundments constructed for agricultural purposes, including irrigation storage, livestock watering, wildlife habitat enhancement, or other agricultural management functions, are permitted as part of an actively operating agricultural use.

Such facilities shall comply with applicable state water rights laws and dam safety regulations where required, but shall not be classified as ornamental water features, recreational amenities, or commercial improvements solely due to their presence within the Agricultural Zone.

Nothing in this section shall exempt a property owner from compliance with independently applicable safety, water rights, or environmental regulations. “

- The following language is being added to **Sec 104-2-4 Special Regulations, Subsection “General Operational Standards”**, regarding “On-Farm Renewable Energy Systems”:

“Any nonoperational energy systems must be removed.”

- The following language is being added to **Sec 104-2-4 Special Regulations, Subsection “General Operational Standards”**, regarding “Other use, Corrals, Stables, and Animal Shelter”:

“(b) Structures used primarily for concentrated feeding, confinement, or manure storage shall not be located within seventy-five (75) feet of any dwelling on an adjoining parcel; and”

- **The following language has been deleted in its entirety:**

Irrigation Infrastructure and Agricultural Drainage Protection

Section 1. Purpose and Authority

The purpose of this Chapter is to protect irrigation infrastructure, preserve lawful water delivery systems, prevent downstream flooding resulting from development, and reduce conflicts between agricultural and non-agricultural land uses.

This Chapter regulates land development and infrastructure impacts only and does not regulate water rights, priority, beneficial use determinations, or any matter under the jurisdiction of the Utah State Engineer.

Section 2. Applicability

This Chapter applies to:

A. Subdivisions

All subdivision applications where irrigation infrastructure is located on or within fifty (50) feet of the subject property boundary shall submit an Irrigation Impact Report in accordance with this Chapter.

B. Grading Permits

An Irrigation Impact Report shall be required where grading activities:

Propose relocation, piping, enclosure, or alteration of irrigation infrastructure;

Alter established drainage patterns affecting irrigation infrastructure; or

Involve more than one hundred (100) cubic yards of fill or excavation within fifty (50) feet of irrigation infrastructure.

### C. Building Permits for New Structures

An Irrigation Impact Report shall not be required for new structures unless:

The structure encroaches into a recorded irrigation easement;

The structure is proposed within fifteen (15) feet of irrigation infrastructure; or

The City Engineer determines that the structure will materially alter drainage patterns affecting irrigation infrastructure.

In all other cases, applicants shall acknowledge irrigation conditions as provided in Section 9.

### Section 3. Definitions

Irrigation Infrastructure includes:

- Open ditches
- Piped laterals
- Canals
- Headgates
- Turnout structures
- Irrigation pipelines
- Recorded irrigation easements
- Associated appurtenances used for conveyance of irrigation water

Hydraulic Delivery Capacity means the maximum volumetric flow rate that an irrigation facility is capable of conveying under normal operating conditions, based on the physical dimensions, slope, and material characteristics of the facility immediately prior to proposed development.

#### Section 4. Irrigation Impact Report

Where required, the Impact Report shall:

Identify irrigation infrastructure located on or within fifty (50) feet of the property;

Evaluate whether proposed development alters or encroaches upon such infrastructure;

Demonstrate that hydraulic delivery capacity will not be reduced;

Demonstrate that development will not increase downstream flooding or drainage impacts;

Identify mitigation measures necessary to maintain functionality.

Reports shall be prepared by a Utah-licensed professional engineer.

#### Section 5. Modification of Irrigation Infrastructure

Irrigation facilities may be relocated, enclosed, or piped only if:

Hydraulic delivery capacity is preserved or increased; and

The modification does not increase downstream flooding or drainage impacts.

Replacement pipe size shall meet or exceed the hydraulic delivery capacity of the existing facility.

#### Section 6. Developer Responsibility

All costs associated with relocation, replacement, protection, mitigation, drainage modification, and easement adjustments shall be borne solely by the applicant.

Development shall not alter drainage patterns in a manner that increases downstream flooding. Where development changes drainage conditions, the applicant shall provide mitigation sufficient to prevent new or increased downstream impacts.

#### Section 7. Irrigation Company Consultation

Applicants shall document consultation with affected irrigation companies.

If written verification is not provided within forty-five (45) days of documented written request, the applicant may submit certification from a Utah-licensed professional engineer stating that the proposed development preserves hydraulic delivery capacity and prevents downstream flooding impacts.

Final determination of compliance shall be made by the City Engineer after documented consultation with the irrigation company.

Nothing in this Chapter delegates land use decision-making authority to any private irrigation company.

*The intent of these changes is to adopt standards that better align with the community's vision for how property should be used within the AV-3 zone, to improve clarity, and facilitate development within the zone.*

### **Affected Property Owners (Map Amendments)**

This is a citywide amendment, affecting all properties located within the AV-3 Land Use Zone. No map changes are proposed by these amendments.

### **Reviewing Documents**

The draft ordinance/map changes are available for public review at:

- **Online:** [www.ogdenvalley.gov/meetings-public-notice/](http://www.ogdenvalley.gov/meetings-public-notice/)
- **In-Person:** 7474 East 200 South, Huntsville  
Mondays and Wednesdays 9am to 1pm  
Thursdays 1pm to 5pm

### **Providing Comment**

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** [planning@ogdenvalleyut.org](mailto:planning@ogdenvalleyut.org)
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

### **ADA Accommodations**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at [khoogland@ogdenvalleyut.org](mailto:khoogland@ogdenvalleyut.org) at least 24 hours prior to the hearing.