

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 101-2 Definitions

Notice Date: March 20, 2026

Public Hearing Date: Tuesday, March 31st, 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 definitions that better address the new community's vision for how property should be used, to improve clarity, and facilitate development the zoning ordinance permits. The primary elements changed are removal of words that share definitions; addition of new definitions not included in Weber County Ordinance; and clarifying text for existing definitions.

Key Changes Include:

- **Amendment to Sec 101-2 Definitions:**

Adding:

Agricultural parcel. a parcel of land at least five acres in area.

Agriculture may occur on parcels of any size where permitted by the zoning district.

Agricultural Protection Area. A voluntary, county-approved designation (Utah Code Title 17, Chapter 81) that safeguards working farms from urban encroachment, restrictive ordinances, and nuisance lawsuits (noise, odor, dust). It protects land from unwanted rezoning, limits eminent domain, and requires a minimum of 2 acres to initiate.

Contractor shop. A building, or part of a building, or land area used for the office, construction, storage (inside or out), and maintenance of materials, tools, products, and vehicle fleets for a construction trade (e.g., plumber, electrician, painter, HVAC, etc.)

Conventional Chain Business. Conventional Chain Business is a business, including but not limited to retailers or restaurants, which maintains one or more of the following standardized items which causes it to be substantially identical to more than 10 other businesses regardless of ownership or location at the time of the application:

(1) standardized menu or merchandise with 50% or more of in stock merchandise from a single distributor bearing uniform markings; or

(2) a standardized array of products or merchandise; or

(3) uniform apparel; or

(4) standardized architectural design, layout of facade, decor or color scheme and/or signs; trademarks, and service marks or logos, or similar standardized features.

Manufactured/Mobile home. A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MEDICAL Research Facility. A building or complex designed for the development, observation, and experimentation in medical, biological, or physical disciplines. It may include related office space, storage, and small-scale prototyping manufacturing.

Nightclub. The term "cabaret/nightclub" means a business establishment open to public patronage where food and drink is prepared, served or offered for sale or sold for human consumption on or off the premises, and whose patrons may be entertained by performers who sing or dance or perform theatrical acts, and where the patrons may or may not dance.

Private liquor club. An establishment operated by an organization or association for social, fraternal, or benevolent purposes, which is not open to the general public and requires membership for access. Allowed to serve beer, wine, and spirits along with food.

Research and Development Facilities. Specialized land or facilities designed for conducting scientific research, technological innovation, testing, and experimental development, typically housing offices, laboratories, and light manufacturing with a focus on producing, testing, and developing new products or knowledge.

Changing:

Agricultural arts center. The term "agricultural arts center" means a facility designed for the purpose of offering public education, enjoyment, and enlightenment through artistic expression and/or a translation of concepts

related to art, art history, and art theory. In a conducive agricultural setting, it acts as a venue for the community to experience, appreciate, and consume art in a variety of forms, including, but not limited to, visual or media art, literature, music, theatre, film, or dance. Agricultural land, prime. The term "prime agricultural land" means the area of a lot or parcel best suited for **commercial agricultural large scale crop** production. This area has soil types that have, or are capable of having, highest nutrient content and best irrigation capabilities over other soil types on the property, and are of a sufficient size and configuration to offer marketable opportunities for crop-production. Unless otherwise specified by this Land Use Code, actual crop production need not exist onsite for a property to be considered to contain prime agricultural land.

Agricultural building. The term "agricultural building" means a structure used solely in conjunction with an onsite agricultural use. A structure designed and used primarily for agricultural purposes, including the storage of crops, livestock, feed, equipment, or agricultural supplies, and the washing, packing, storage, or limited processing of agricultural products produced on the property.

Agricultural buildings shall be accessory to an active agricultural use on the same lot or parcel and shall not be used for residential occupancy.

If an agricultural building is used primarily for non-agricultural purposes, it shall be subject to the regulations applicable to that use

Agricultural parcel. The term "agricultural parcel" means a single parcel of land, at least five acres in area if vacant, or five and one quarter acres with a residential dwelling unit.

Agricultural Produce Sales, Onsite. The phrase "Onsite Agricultural Produce Sales" means farm-produce sales that are part of an onsite agricultural operation. Offerings for sale must include agricultural products and goods derived from the agricultural operation on which the store is located, and may **only include other farm produce derived from other agricultural operations in Weber County** include agricultural products from other agricultural operations. An Onsite Agricultural Produce Sales operation does not consist of multiple vendors.

Agriculture. The term "agriculture" means use of land for primarily farming and related purposes such as pastures, farms, dairies, horticulture, aquaculture, animal husbandry, and crop production, but not the keeping or raising of domestic pets, nor any agricultural industry or business such as fruit packing plants, fur farms, animal hospitals or similar uses. The use of land for the production, harvesting, storage, processing, and marketing of crops, livestock, poultry, dairy products, horticultural products, and other agricultural

commodities, including associated structures and activities that are customary and incidental to agricultural operations. Agriculture includes on-farm storage, washing, packing, processing, and direct marketing of agricultural products produced on or primarily associated with the agricultural operation.

Agritourism. The term “agritourism” means a use, accessory to an agricultural use, which can provide a means of diversifying agricultural income through broadening an agricultural operation’s offerings with an agriculture oriented tourism attraction. An agritourism use provides product, activities, and other uses that are clearly related and incidental to the agricultural operation to which it is accessory. Agritourism means organized activities conducted on a working farm that invite members of the public for recreational, entertainment, or educational purposes and that are secondary to the primary agricultural use of the property. Agritourism does not include incidental agricultural activities such as farm stands, U-pick operations, educational tours, CSA distribution, or direct marketing of farm products.

Agritourism You-Pick Operation. The term "agritourism you-pick operation" means an agritourism use/ or activity that provides the opportunity for customers to pick or harvest fruits and vegetables directly from the plant grown on a farm location.

Barn. The term "barn" means an agricultural structure used for the storage of produce, animals, and/or agricultural vehicles and equipment housing of animals or the storage, handling, or maintenance of produce, agricultural vehicles, and equipment..

Commercial use. The term “commercial use” means an occupation, employment or enterprise that is carried on for profit by the owner, lessee, or licensee. Commercial Use means the use of land, buildings, or structures for the sale of goods or services primarily unrelated to agricultural production. The on-site sale, storage, processing, or marketing of agricultural products produced on the premises or as part of an agricultural operation shall be considered an agricultural use and not a commercial use. Agricultural operations may include incidental direct marketing activities such as farm stands, CSA distribution, U-pick operations, and agritourism activities when accessory to agricultural production.

Complete street. The term "complete street" means a transportation facility corridor that is planned, designed, operated, and maintained to provide safe, convenient, and inviting mobility for all users of the facility, including pedestrians, bicyclists, transit vehicles, and motorists. It may include numerous design elements such as sidewalks, trees, bike racks, and other amenities to enhance multi-modal mobility.

Conference/education center. The term "conference/education center" means a facility designed for the purpose of conducting meetings for consultation, exchange of information and/or discussion which results in enhanced personal, business and/or professional development. A conference/education center may provide office facilities and schedule a range of business related and/or leisure activities (e.g. training workshops, seminars, retreats and similar type meetings). A large facility designed to host gatherings, such as conventions, trade shows, exhibitions, and meetings. Such a facility may serve meals and offer day use and/or overnight lodging facilities.

Dark sky. The term "dark sky" means a nighttime sky that is substantially free of interference from artificial light and supports the continued accreditation of North Fork Park by International Dark Sky Association (IDA)

Aquifer. The term "aquifer" means a geological unit in which porous and permeable conditions exist or a geologic unit of stratified drift, and thus are capable of yielding usable amounts of water is defined as a saturated permeable geological unit that can transmit significant quantities of water under ordinary hydraulic gradients.

Engineering geologist. The term "engineering geologist" means a geologist who, through education, training and experience, is able to assure that geologic factors affecting engineering works are recognized, adequately interpreted and presented for use in engineering practice and for the protection of the public. This person shall have:

- 1) At least a four-year degree in geology, engineering geology, or a related field from an ABET-accredited college or university;
- 2) At least three full years of experience in a responsible position in the field of engineering geology; and
- 3) A Utah State Professional Geologist's or Professional Engineer's license.

Hazardous waste. The term "hazardous waste" means a solid waste or combination of solid wastes which, because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transferred, disposed of, or otherwise managed. A solid waste is a hazardous waste if it is specifically listed as a known hazardous waste or meets the characteristics of a hazardous waste. Listed wastes are wastes from common manufacturing and industrial processes, specific industries and can be generated from discarded commercial products. Characteristic wastes are

wastes that exhibit any one or more of the following characteristic properties: ignitability, corrosivity, reactivity or toxicity.

Kennel. The term "kennel" means the land or buildings used in the keeping of four or more dogs, at least four months old, [excluding dogs kept as part of a bona fide agricultural operation such as herding, livestock protection, or farm work.](#)

Lodging House. The term "lodging house," also referred herein as "Boardinghouse," means a building designed for temporary lodgin for compensation, in which no provision is made for cooking in any individual guest room or suite. Unless otherwise more specifically provided in this Land Use Code, a Lodgin House has between one and 15 guest rooms. See [Boardinghouse](#)

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

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all properties located within the incorporated boundaries of Ogden Valley City. 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/
- **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
- **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 at least 24 hours prior to the hearing.