

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-8, Forest Residential (FR-3) Zone

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 is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-8 Forest Residential Zone FR-3 that will create standards that better align with the community's vision for how property should be used within the zone, to improve clarity, and facilitate development within the zone. The primary elements changed are a modification to the Purpose and Intent (Sec 104-8-1); amendments to the Land Use Table (Sec 104-8-3) specifying which uses are allowed in the FR-3 zone, as well as any special provisions required for said uses; amendments to Sec 104-8-4 Special Regulations, addition clarifying language and expanding specifications and definitions specific to this code.

Key Changes Include:

- **[Name]:** The name is changed from Forest Residential FR-3 to Hillside Residential HR.

[Chapter 104-8 Forest Residential Hillside Residential Zone FR-3 HR](#)

- **[Purpose and Intent]:** The purpose and intent of the zone are clarified adding:

HR Zone is intended to accommodate established medium-density residential development in the form of detached single-family, and attached and multi-unit housing within a defined area of the valley. This zone recognizes existing condominium and townhome patterns and provides standards for their continued residential use, whether owner-occupied or rented. The purpose of this zone is to allow compact residential development within a limited geographic area while preserving the broader rural and agricultural character of the surrounding lands.

- **[Permitted Uses]:** The current code lists both "Permitted" and "Conditional" uses; the proposal removes the conditional use category, and places uses into a single permitted-use table with "special provisions."
 - Uses that previously required a Conditional Use Permit would now be permitted outright if they meet the listed standards. These changes should

help reduce processing time and provide a clearer understanding of permitted uses.

- **Lockout Sleeping Room** is removed as a permitted use deleting:
- Limits on density of horses stabled on a single property, adding:

Two-Acre Use. Livestock density shall not exceed one (1) horse per one-quarter (¼) acre of land used for horses, with a minimum of one (1) acre required to keep horses.
- Removing **Bed and breakfast, condo rentals, lodging houses and Short Term Rentals** as permitted uses
- Adding Special Regulations to Utility uses:

Public utility substations.	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>
Water storage reservoir, when developed by a utility service provider.	C	<u>Height above grade limited to 20' maximum. Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u> <u>Setbacks to be per site table below. See Title 108, Chapter 10</u>

- Adding Special Regulations to further regulate agricultural, uses in Sec 104-8-4:

1. **Animal grazing and Pasture Use.** Animal grazing is a permitted agricultural use.
2. **Supplemental Feeding.** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.
3. **Management Standard.** Grazing and feeding practices shall be managed to:
4. prevent excessive manure accumulation;
5. prevent soil degradation or runoff beyond the parcel; and

- 6. avoid persistent odor, fly, or nuisance impacts detectable at the property line.
- 7. **Setbacks for Concentrated Feeding Areas.** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.
- 8. **Density.** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

d. **Animal Units – Family Food Production Only**

e. **Animal Unit Standards for Family Food Production.**

For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

<u>Animal Type</u>	<u>Animal Unit (AU)</u>
<u>Cow (beef or dairy)</u>	<u>1.0 AU</u>
<u>Horse</u>	<u>1.0 AU</u>
<u>Donkey</u>	<u>0.7 AU</u>
<u>Pig</u>	<u>0.4 AU</u>
<u>Sheep</u>	<u>0.2 AU</u>
<u>Goat</u>	<u>0.2 AU</u>
<u>Llama / Alpaca</u>	<u>0.3 AU</u>
<u>Chicken</u>	<u>0.01 AU</u>
<u>Duck</u>	<u>0.02 AU</u>
<u>Turkey</u>	<u>0.02 AU</u>
<u>Goose</u>	<u>0.03 AU</u>
<u>Rabbit</u>	<u>0.01 AU</u>

- f. [These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.](#)
- g. [The City Planner may approve functionally equivalent species using the closest animal unit equivalent.](#)

The intent of these changes is to modernize and reorganize the HR zone so it's easier to understand and administer. These changes align the code with other code sections, such as "Special Regulations" used elsewhere in Title 104, and replace conditional uses with clear, standards-based permitted uses.

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/
- **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.