

## **OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE**

**Subject:** Proposed Changes to Title 104 Zones, Chapter 104-3, Residential Estates Zones RE-15 and RE-20

**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 is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-3 Residential Estates Zones RE-15 and RE-20 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 104-3-1); amendments to the Land Use Table (Sec 104-8-3) specifying which uses are allowed in the RE-15 and RE-20 zones, as well as any special provisions required for said uses, and addition clarifying language and expanding specifications and definitions specific to this code.

### **Key Changes Include:**

- **[Purpose and Intent]:** The purpose and intent of the zone are clarified adding:
  - The major purpose of the RE-15 and RE-20 Zones is to **provide and protect residential development at a low density in a semi-agricultural or rural environment**. It is also to **provide for certain rural amenities** on larger minimum lots, in conjunction with the **primary residential nature of the zone**.
- **[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.
  - **Chinchilla, frog, and beaver raising** are removed as a permitted use.
  - Removing **Bed and breakfast, condo rentals, lodging houses and Short Term Rentals** as permitted uses
  - Adding Special Regulations to Private park uses:

- Not open to the general public and to which no admission is made, but not including privately owned commercial amusement business. [Any associated parking areas shall be limited to a maximum of 4 vehicles.](#)
- **[Site Development Standards]:**
  - Modifying the rear setback for accessory buildings

Rear	
Accessory building	One foot except 10 5 feet where accessory building rears on side yard of adjacent corner lot

*The intent of these changes is to modernize and reorganize the RE zones 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 RE-15 and RE-20 Land Use Zones. 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.