

Ogden Valley City Zoning Map Change Summary

The Ogden Valley Planning Commission has presented a recommendation to amend the Ogden Valley City Zoning Map and change the designated zones of multiple properties throughout the city.

The intent of this change is to replace zones that are not being carried forward from the Weber County Zoning Map, attempt to match current land uses more accurately with zoning regulations, and more accurately represent the intent of the Ogden Valley General Plan.

Zoning Districts Eliminated

The Planning Commission proposes not to carry forward the following zones from Weber County that do not reflect the desired characteristics of the community:

Gravel – G

Residential Manufactured Housing – RMH-1-6

Form Based – FB

Zoning Map Changes

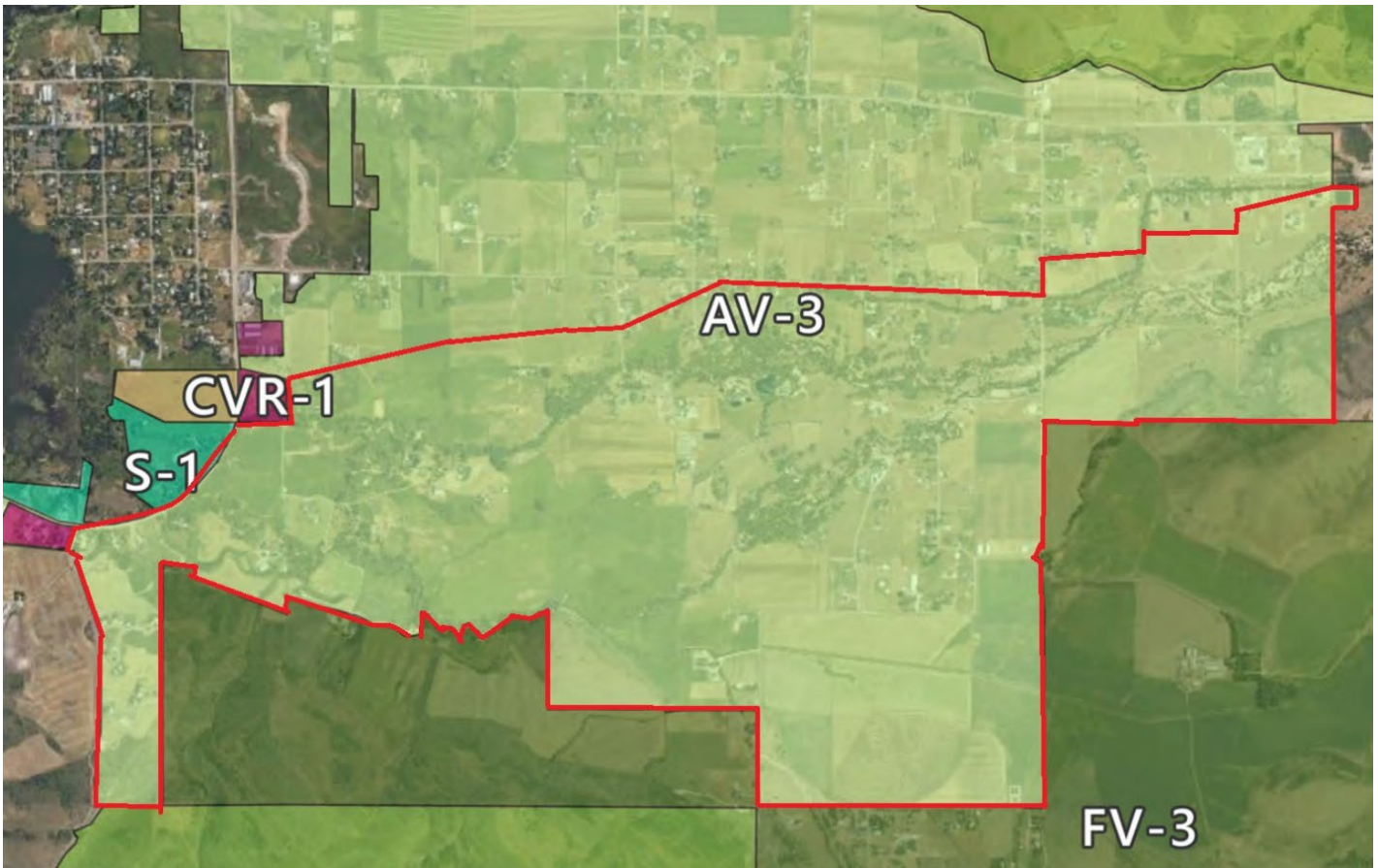
Property zoned using these designations is proposed to be rezoned as follows:

Gravel G will be rezoned to Agriculture Valley AV-3. This change will prohibit gravel extraction as a future use within the valley but existing extraction operations will continue as a nonconforming use.

Residential Manufactured Housing RMH-1-6 will be rezoned Commercial Valley Recreation CVR-1. This change will remove Manufactured Housing subdivisions as a permitted use and will allow the formerly zoned RMH-1-6 property to be used similarly to neighboring property.

Form Based FB will be rezoned to the designated zone prior to designation as FB, primarily Agriculture Valley AV-3 or Forest Valley FV-3, with one parcel being designated as Commercial Valley CV-2 as an exception due to its existing commercial use and adjacency to parcels currently zoned for commercial use. This move is a temporary land use change to replace a zoning designation that will not be carried forward from the County ordinances while the City evaluates new standards for higher-density and mixed-use development. This change will have no effect on existing development agreements.

A selection of parcels zoned Forest Valley FV-3 will be rezoned to Agriculture Valley AV-3 to more closely match existing uses and community characteristics. These parcels are illustrated approximately in the map below. The intent of this change is to encourage agriculture as the primary use on valley floor properties while providing for low density residential development. More intense agricultural uses are permitted in the AV-3 zone.



Detailed comparisons of changes in permitted uses between FV-3 And AV-3 are continued on the next page.

FV3 Uses Removed or Substantively Changed by changing to AV-3:

1. Uses Present in FV-3 but *Not Present at All* in AV-3 (Removed)

a. Lodging / Visitor Uses

i. Bed & Breakfast Inn

FV-3: Explicitly permitted with extensive requirements.

AV-3: **No equivalent use exists** — bed & breakfasts are not listed in any AV-3 use category.

ii. Small Events (Accessory to Bed & Breakfast)

FV-3: Allowed only as an accessory to a permitted B&B (≤ 75 participants, ≤ 4 events per month).

AV-3: **No such use exists** — AV-3 events fall under *Small Farm Events* or *Agritourism*, but not tied to lodging.

2. Forest-Specific Recreational Uses

a. Recreation Lodge

FV-3: Listed as a permitted use.

AV-3: No “recreation lodge” use exists.

b. Private Park / Private Playground / Private Recreation Area

FV-3: Explicitly permitted.

AV-3: Although “public park” is allowed, private recreation areas are *not listed*.

3. Utility & Infrastructure Differences

a. Water pumping plants and reservoirs (non-agricultural context)

b. Recreation lodge (listed under public/institutional/recreational)

AV-3 has “agricultural ponds and impoundments,” but not water pumping plants or non-agricultural reservoirs.

4. Institutional Uses Not Found in AV-3

a. Sanitarium (FV-3 prohibits it; AV-3 does not list it at all)

b. Convalescent or rest home (prohibited in FV-3; absent in AV-3)

Because they do not appear in AV-3, they are considered “removed.”

Uses That Exist in Both Zones but Whose Permissions Change Between FV-3 → AV-3

1. Agritourism

FV-3: Permitted (P) with Title 108-21 requirements.

AV-3: Conditional Use (C).

2. Cannabis Production

FV-3: Marked as Permitted (P).

AV-3: Clearly Conditional Use (C) with additional restrictions (no industrial indoor grows).

3. Corral / Stable / Animal-Keeping Structures

FV-3: Must be 100 ft from public street, 25 ft from side/rear.

AV-3: Must be 25 ft from side/rear, no 100-ft street setback requirement.

4. Dog Breeding / Kennels

FV-3: Permitted (P) with standards.

AV-3: Permitted (P) with similar but not identical standards (acreage rules differ).

5. Greenhouses

FV-3: “Noncommercial only,” sales allowed if plants produced onsite.

AV-3: Greenhouses allowed but commercial sales provisions are broader, and temporary agricultural tunnels are explicitly exempt.

6. Animal Feeding Operations

FV-3: Animal Feeding Operation is permitted (P); Large AFO is not permitted (N).

AV-3: Same general structure but different associated acreage rules and additional clarifications.

7. Public Buildings

FV-3: Allowed with conditions around scale and impacts.

AV-3: Simply Permitted (P) without the FV-3 restrictions.

Uses in FV-3 That Are in AV-3 but Rewritten or Reframed

1. On Farm Worker Housing

FV-3: Allowed but requires minimum 5 acres

AV-3: Allowed as accessory to active agriculture, no explicit minimum acreage

2. Farm Events / Education

FV-3: Present only through the agricultural cross-reference.

AV-3: Fully developed separate categories:

- Farm Educational Activities
- Small Farm Events - Detailed attendance limits and standards

A complete description of the zoning changes can be found under the Agriculture Valley AV-3 Zone Summary and Forest Valley FV-3 Zone Summary on the City website at:

<https://ogdenvalley.gov/meetings-public-notice/>

Public Comment

Affected property owners may provide written objection to the inclusion of the owner's property in the proposed map amendment no later than 10 days after the date of the first public hearing, **Tuesday, March 31st, 2026**.

Protest may be filed in writing via email at:

planning@ogdenvalleyut.org

Or by mail to:

Ogden Valley City

7474 East 200 South

Huntsville, Utah 84317

The Public Hearing is scheduled for:

Tuesday, March 31st, at 5:00 PM at

7474 East 200 South

Huntsville, Utah 84317

Affected Properties

Each parcel included in the proposed zoning changes is listed below, including parcel number, address, and proposed change in zone. Addresses were provided by the Weber County Assessor's Office. Parcels with <Null> addresses have not been assigned addresses by the County.

PARCEL ID	MAILING STREET	CITY	STATE	ZIPCODE	Zone	Zone
					Old	New
220500012	2690 N 5600 E	Eden	84310	FB	AV-3	AV-3
220500025	2690 N 5600 E	Eden	84310	FB	AV-3	AV-3
224340001	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340002	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340003	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340004	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340005	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340006	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340007	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340008	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340009	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340010	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340011	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340012	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340013	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340014	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224340015	5575 E 2600 N	Eden	84310	FB	AV-3	AV-3
224060002	5204 E HWY 166	Eden	84310	FB	AV-3	AV-3
220230173	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	FV-3
220230189	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	FV-3
220230190	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	FV-3
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220230201	Approx 2800 N 3500 E	Eden	84310	FB	FV-3	FV-3
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224220003	5471 E 2300 N	Eden	84310	FB	CV-2	CV-2
224220004	2273 N 5500 E	Eden	84310	FB	CV-2	CV-2
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210350011	1537 S 8900 E	HUNTSVILLE	84317	FV-3	AV-3
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211750003	9378 E 850 ST S	HUNTSVILLE	84317	FV-3	AV-3
210470009	585 S 8750 E	HUNTSVILLE	84317	FV-3	AV-3
211910001	8940 E Eagle Way	HUNTSVILLE	84317	FV-3	AV-3
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210350041	1151 S 9275 E	HUNTSVILLE	84317	FV-3	AV-3
211310007	1034 S 9150 E	HUNTSVILLE	84317	FV-3	AV-3
211340001	1313 S 8000 E	HUNTSVILLE	84317	FV-3	AV-3
210300013	7582 E 900 S	HUNTSVILLE	84317	FV-3	AV-3
211350001	942 S 7900 E	HUNTSVILLE	84317	FV-3	AV-3
211350003	974 S 7900 E	HUNTSVILLE	84317	FV-3	AV-3
211350004	994 S 7900 E	HUNTSVILLE	84317	FV-3	AV-3
211350005	1036 S 7900 E	HUNTSVILLE	84317	FV-3	AV-3
210930003	1154 S 8800 E	HUNTSVILLE	84317	FV-3	AV-3
210230013	9433 E 500 S	HUNTSVILLE	84317	FV-3	AV-3
210470007	567 S 8850 E	HUNTSVILLE	84317	FV-3	AV-3
211190001	1245 S 9400 E	HUNTSVILLE	84317	FV-3	AV-3
210230010	9241 E 500 S	HUNTSVILLE	84317	FV-3	AV-3
210230015	733 S 9500 E	HUNTSVILLE	84317	FV-3	AV-3
210460005	10027 E 325 S	HUNTSVILLE	84317	FV-3	AV-3
211620001	850 S 9500 E	HUNTSVILLE	84317	FV-3	AV-3
210460008	391 S 10000 E	HUNTSVILLE	84317	FV-3	AV-3
211130001	9162 E 1300 S	HUNTSVILLE	84317	FV-3	AV-3
211310001	1246 S 9150 E	HUNTSVILLE	84317	FV-3	AV-3
211840004	641 S 9500 E	HUNTSVILLE	84317	FV-3	AV-3
211210015	900 S Old Trappers Loop	HUNTSVILLE	84317	FV-3	AV-3
210240042	8989 E 500 S	HUNTSVILLE	84317	FV-3	AV-3
210470015	572 S 8850 E	HUNTSVILLE	84317	FV-3	AV-3
210240043	8945 E 500 S	HUNTSVILLE	84317	FV-3	AV-3
210350053	S 9275 E	Huntsville	84317	FV-3	AV-3
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211170001	9235 E 500 S	HUNTSVILLE	84317	FV-3	AV-3
210210077	S 9500 E	HUNTSVILLE	84317	FV-3	AV-3

210350091	8900 E 1800 S	HUNTSVILLE	84317	FV-3	AV-3
210330005	453 S 7600 E	HUNTSVILLE	84317	FV-3	AV-3
210350017	<Null>	<Null>	<Null>	FV-3	AV-3
210350068	S 8750 E	Huntsville	84317	FV-3	AV-3
210260035	S 800 E	HUNTSVILLE	84317	FV-3	AV-3
210240038	S 800 E	HUNTSVILLE	84317	FV-3	AV-3
210260031	S 800 E	HUNTSVILLE	84317	FV-3	AV-3
210470011	8777 E 600 S	HUNTSVILLE	84317	FV-3	AV-3
210350040	1140 S 9275 E	HUNTSVILLE	84317	FV-3	AV-3
210300031	7676 E 900 S	HUNTSVILLE	8317	FV-3	AV-3
210470006	564 S 8750 E	HUNTSVILLE	84317	FV-3	AV-3
210290007					
S	S Old Trappers Loop	HUNTSVILLE	84317	FV-3	AV-3
210240026	866 S 8700 E	HUNTSVILLE	84317	FV-3	AV-3
210350085	8800 E 1300 S	HUNTSVILLE	84317	FV-3	AV-3
210350087	<Null>	<Null>	<Null>	FV-3	AV-3
211350002	970 S 7900 E	HUNTSVILLE	84317	FV-3	AV-3
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210350039	1160 S 9275 E	HUNTSVILLE	84317	FV-3	AV-3
210470013	8817 E 600 S	HUNTSVILLE	84317	FV-3	AV-3
210350056	9373 E 1200 S	HUNTSVILLE	84317	FV-3	AV-3
211310012	1227 S 9150 E	HUNTSVILLE	84317	FV-3	AV-3
220040180	2277 E 5850 N	Liberty	84310	G	AV-3
210090007	6197 E 2100 N	Eden	84310	G	AV-3
210310013	7345 E 900 S	Huntsville	843176	RMH-1-6	CRV-1