

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Chapter 104-11 Commercial Valley Resort Recreation Zone
CVR-1

Notice Date: May 1, 2026

Public Hearing Date: Tuesday, May 12th, 5:00 PM

Location: 7474 East 200 South, Huntsville, Huntsville Town Council Chambers

Summary of Proposed Design Review Changes:

The proposed amendments clarify jurisdictional authority by updating references from “County” to “City,” ensuring alignment with City governance and administration, and removing references to previous mentions or past ordinances. The proposed amendments remove conditional uses from the chapter and move select conditional uses to permitted uses. Select land uses were removed from the chapter, and development area, width, and yard regulations were updated.

Key Changes Include:

Sec 104-11-1 Intent And Purpose

- a. The purpose of ~~this~~ the ~~CR-1 CVR-1~~ zone is to provide locations ~~in the Ogden Valley and at major recreation resort areas~~ where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.
- b. CVR-1 Zone recognizes and provides for the orderly development of certain properties as a tourist, recreation, hospitality, business and gathering destination and may include a cohesive and complimentary mixture of land uses including commercial, residential, and recreation.
- c. In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general sitting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission ~~to ensure that the natural environment is preserved to the greatest possible extent.~~

Sec 104-11-3 Permitted Uses

- ~~m. — Short-term rental, pursuant to Title 108, Chapter 11.~~
- n.m. Sporting goods store.
- e.n. Sports clothing store.
- p.o. Public and private swimming pools.
- q.p. Vendor, short term.

Changed the following uses from Conditional uses to permitted uses:

Tavern

Bed and breakfast inn.

Bed and breakfast hotel

Dry cleaning pickup station.

Dwelling unit, when a part of a recreation resort development.

Indoor facilities for rental to clubs, private groups, parties and organizations

Groups for recreation activities, including dancing.

Liquor store.

Medical/dental office.

Outfitters base camp.

Pet grooming and supply store.

Real estate office.

Ski equipment, snowmobile, boat, and bicycle rentals.

Outdoor skating rink (ice or roller).

Skateboarding course.

~~Snowmobile and~~ Nordic ski trails.

Equestrian trails.

Public parks.

Conference/education center.

Condominium dwelling unit ~~rental apartment, including lockout rooms.~~

Gazebo, pavilion.

Travel agency.

Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use.

Residential property rental and management agency ~~for recreation resort~~

Service stations.

Accessory uses to the above listed.

Brewpub.

Reception/banquet facilities.

Removed the following uses:

Golf courses, including miniature golf as part of a recreation resort.

Time share condominiums including lockout rooms.

Complexes.

Off road vehicle and recreation equipment sales and service, and rental.

Ski resort and ski schools.

Hotel/motel, including lockout rooms.

Restaurants, including those with drive-up windows

Sec 104-11-4 Conditional Uses

Public Utilities Substations

Sec 104-11-5 Additional Design Requirements

- a. All projects shall consist of a minimum of ~~thirty ten~~ percent gross square footage of buildings in a commercial area.
- b. A minimum of 50% of building ground floor square footage must be commercial/service space.
- b.c. Multiple or mixed uses shall be allowed in a single building. For example, a building housing ~~condominium rental~~ apartments may also include restaurants, gift shops and sports clothing stores.
- c.d. In approving site plans, the land use authority shall find that proposed buildings and uses are sized in proportion to the recreational amenities for which they will provide goods and services. For example, ~~a golf or ski resort~~ may have a small grocery and sporting goods store, but neither should be sized to be an attraction independent of the provided recreational amenity. In other words, the recreational amenity remains the attraction.

Sec 104-11-6 Minimum Overall Project Development Area, Width, And Yard Regulations

USE	AREA
<p>Condominium rental apartment dwelling or other overnight lodging use:</p>	<p>7,500 square feet of overall net developable area, as defined in Section 101-2-21-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.</p>
<p>Dwelling unit, if approved as part of a MPD overlay zone:</p>	<p>7,500 square feet of overall net developable area, as defined in Section 101-2-21-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.</p>
<p>Lockout sleeping room</p>	<p>500 square feet of overall net developable area</p>
<p>Other uses:</p>	<p>None.</p>

YARD	SETBACK
Front:	30 feet
Side:	20 feet minimum, except as otherwise required by this or any other county ordinance. 30' min when adjacent to residential zone
Rear:	20 feet minimum, except as otherwise required by this or any other county ordinance. 30' min when adjacent to residential zone

Affected Property Owners (Map Amendments)

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

- **Online:** www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-may-12-2026/
- **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:** P.O. Box 6, Eden 84310

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.

Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1

Sec 104-11-1 Intent And Purpose

Sec 104-11-2 Submittal Requirements

Sec 104-11-3 Permitted Uses

Sec 104-11-4 Conditional Uses

Sec 104-11-5 Additional Design Requirements

Sec 104-11-6 Minimum Overall Project Development Area, Width, And Yard Regulations

Sec 104-11-7 Signs

Sec 104-11-1 Intent And Purpose

- a. The purpose of this CVR-1 zone is to provide locations where **service facilities and goods** normally required by the public **in the pursuit of general recreation activities** can be obtained.
- b. **CVR-1 Zone recognizes and provides for the orderly development of certain properties as a tourist, recreation, hospitality, business and gathering destination and may include a cohesive and complimentary mixture of land uses including commercial, residential, and recreation.**
- c. In this role, even though the area is **primarily commercial in nature**, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission.

~~(Ord. of 1956, § 9C-1; Ord. No. 2006-24)~~

Sec 104-11-2 Submittal Requirements

Detailed plans shall be filed with planning division staff for review. Site plan submittals shall include all requirements set forth in this chapter, including fully dimensioned architectural elevations, in color, of all proposed structures.

~~(Ord. of 1956, § 9C-2; Ord. No. 2006-24)~~

Sec 104-11-3 Permitted Uses

Use tables?

The following uses are permitted in the Commercial Valley Resort Recreation Zone CVR-1:

- a. Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.

- b. Art gallery.
- c. Bank.
- d. Bookstore/newsstand.
- e. Beauty shop/barbershop.
- f. Day spa/fitness center.
- g. Deli/small grocery store.
- h. Florist shop.
- i. Gift shop, boutique.
- j. Music and video store.
- k. Restaurants, excluding those with drive-up windows.
- l. Restaurant: fast food, excluding those with drive-up windows.
- m. Sporting goods store.
- n. Sports clothing store.
- o. Public and private swimming pools.
- p. Vendor, short term.
- q. Tavern
- r. Bed and breakfast inn.
- s. Bed and breakfast hotel
- t. Dry cleaning pickup station.
- u. Dwelling unit, when a part of a recreation resort development.
- v. ~~Recreation resort complex.~~
- w. ~~Horse rentals (up to ten horses per acre, if stabled), horse feed store and haystack yard~~
- ~~x-w.~~ _____ Indoor facilities for rental to clubs, private groups, parties and organizational groups for recreation activities, including dancing.
- ~~y-x.~~ _____ Liquor store.
- ~~z-y.~~ Medical/dental office.
- ~~aa-z.~~ _____ Outfitters base camp.
- ~~bb-aa.~~ _____ Pet grooming and supply store.
- ~~cc-bb.~~ _____ Real estate office.
- ~~dd-cc.~~ _____ Ski equipment, boat, and bicycle rentals.
- ~~ee-dd.~~ _____ Outdoor skating rink (ice or roller).
- ~~ff-ee.~~ _____ Skateboarding course.
- ~~gg-ff.~~ _____ Nordic ski trails.
- ~~hh-gg.~~ _____ Equestrian trails.
- ~~ii-hh.~~ _____ Public parks.
- ~~jj-ii.~~ Miniature golf
- ~~kk-jj.~~ _____ Conference/education center.

~~h.kk.~~ Condominium dwelling unit

~~mm.ll.~~ Gazebo, pavilion.

~~nn.mm.~~ Travel agency.

~~oo.nn.~~ Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use.

~~pp.oo.~~ Residential property rental and management agency

~~qq.pp.~~ Service stations.

~~rr.qq.~~ Reception/banquet facilities.

~~(Ord. of 1956, § 9C 4; Ord. No. 2001-16; Ord. No. 2006-20; Ord. No. 2006-24; Ord. No. 2013-31, § 2, 12-10-2013; Ord. No. 2015-7, Exh. A, 5-5-2015; Ord. No. 2015-19, § 1, 12-1-2015)~~

HISTORY

~~Amended by Ord. 2021-6 on 3/23/2021~~

Sec 104-11-4 CONDITIONAL USES

- a. Public utility substations.

Sec 104-11-5 Additional Design Requirements

To meet the intent of this chapter the following design standards are required:

- a. All projects shall consist of a minimum of thirty percent gross square footage of buildings are commercial area.

b. A minimum of 50% of building ground floor square footage must be commercial/service space.

~~b.c.~~ Multiple or mixed uses shall be allowed in a single building. For example, a building housing apartments may also include restaurants, gift shops and sports clothing stores.

~~e.d.~~ In approving site plans, the land use authority shall find that proposed buildings and uses are sized in proportion to the recreational amenities for which they will provide goods and services. For example, a recreational project may have a small grocery and sporting goods store, but neither should be sized to be an attraction independent of the provided recreational amenity. In other words, the recreational amenity remains the attraction.

~~(Ord. of 1956, § 9C 5; Ord. No. 2006-24)~~

HISTORY

~~Amended by Ord. 2023-01 on 1/10/2023~~

Sec 104-11-6 Minimum Overall Project Development Area, Width, And Yard Regulations

- a. **Area.** The following minimum overall project development area is required for the uses specified, but never less than two and one-half acres:

USE	AREA
Condominium rental apartment dwelling or other overnight lodging use:	7,500 square feet of overall net developable area, as defined in Section 101- 2-21-7 , per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Dwelling unit, if approved as part of a MPD overlay zone:	7,500 square feet of overall net developable area, as defined in Section 101- 2-21-7 , per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Lockout sleeping room:	500 square feet of overall net developable area.
Other uses:	None.

- b. **Width.** 150-foot minimum overall project development width is required, as measured at the yard setback and the street frontage.
- c. **Yard setback.** The minimum yard setbacks from the overall project development boundary are as follows:

YARD	SETBACK
Front:	30 feet
Side:	20 feet minimum, except as otherwise required by this or any other county ordinance. <u>30' min when adjacent to residential zone</u>
Rear:	20 feet minimum, except as otherwise required by this or any other county ordinance. <u>30' min when adjacent to residential zone</u>

- d. **Building height.** The maximum height for a building shall be ~~50 feet.~~ 35 feet (Ord. of 1956, § 9C-6; Ord. No. 2006-24)

HISTORY

~~Amended~~ by ~~Ord.~~ 2021-6 ~~on~~ 3/23/2021
~~Amended~~ by ~~Ord.~~ 2023-01 ~~on~~ 1/10/2023

Sec 104-11-7 Signs

Signs shall be as permitted in title 110, ~~chapter 2, Ogden Valley~~ signs.
(~~Ord. of 1956, § 9C-7; Ord. No. 2006-24~~)