

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

**Subject:** Proposed Changes to Chapter 108-10 Public Buildings and Public Utility Substations

**Notice Date:** April 17<sup>th</sup>, 2026

**Public Hearing Date:** Tuesday, April 28<sup>th</sup>, 5:00 PM

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

### **Summary of Proposed Design Review Changes:**

The proposed updates to Chapter 108-10 modernize the Public Buildings and Public Utility Substations design standards by removing references to Weber County and obsolete zones.

### **Key Changes Include:**

No other changes were proposed for this ordinance.

### **Affected Property Owners (Map Amendments)**

This is a citywide amendment, affecting all applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial, and manufacturing buildings, structures, and uses, and their accessory buildings. 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/public-meeting/planning-commission-public-hearing-april-28-2026/](http://www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-april-28-2026/)
- **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](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.

## **Chapter 108-10 Public Buildings And Public Utility Substations**

[Sec 108-10-1 Location](#)

[Sec 108-10-2 Site Development Standards For Public Utility Substation](#)

[Sec 108-10-3 \(Reserved\)](#)

[Sec 108-10-4 \(Reserved\)](#)

[Sec 108-10-5 Public Building--Minimum Lot Area](#)

[Sec 108-10-6 Same--Minimum Yards](#)

[Sec 108-10-7 Same--Width Of Lot](#)

[Sec 108-10-8 Same--Frontage](#)

~~Editor's note—Ord. No. 2018-5, Exh. A, adopted May 1, 2017, retitled ch. 10 from "Public Buildings and Public Utility Substations or Structures" to read as herein set out.~~

### **Sec 108-10-1 Location**

The location and arrangement of public buildings and public utility substations will comply with requirements set forth in this chapter and will be in accordance with construction plans submitted to and approved by the planning commission.

~~(Ord. of 1956, § 26-1; Ord. No. 14-73; Ord. No. 2017-11, Exh. A, 5-9-2017; Ord. No. 2018-5, Exh. A, 5-1-2018)~~

### **Sec 108-10-2 Site Development Standards For Public Utility Substation**

*Lot area, width, setback, and street frontage regulations.* The lot area, width, setback, and street frontage regulations for a public utility substation, as defined in section 101-1-7, are as follows:

*Lot area and lot width.* No minimum lot area or width, provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this Land Use Code, the required setbacks, and space to park two maintenance vehicles.

*Front yard setback.* Front yard setback requirement may be reduced to no less than ten feet if the lot does not directly front on a public or private street right-of-way, provided that no substation shall be located closer to a public or private street right-of-way than the minimum front yard setback of the zone, or 20 feet, whichever is more restrictive.

*Side yard setback.* The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.

*Rear yard setback.* The rear yard setback requirement may be reduced to the following:

In a residential zone: five feet.

In an agricultural zone: ten feet.

In a forest zone: 20 feet.

In a zone not specifically listed above: typical zone setback as provided in the chapter for that zone.

*Street frontage.* No frontage is required along a public right-of-way if clear and legal access exists from a public right-of-way to the site for the purpose of the utility use.

*Co-location.* Co-location of a public utility substation with other existing public utility substations is required provided that the co-location does not cause interference with any public utility, or the reasonable operation of the public utility substation.

*Towers.* The following regulations govern the installation of public utility substation towers:

*Tower distance from overhead power.* The height of a tower shall be one foot less than the linear distance between the base of the tower and the nearest overhead power line, or lesser height.

*Tower setbacks.* In all zones, except in commercial and manufacturing zones, a tower shall not be located within the minimum front yard setback of any lot, nor within the minimum side yard setback facing a street on a corner lot, nor on the roof of a residential structure.

*Tower building permit.* A building permit shall be required for a tower. An application for a permit shall include construction drawings showing the method of installation and a site plan depicting structures on the property and on any affected adjacent property and a structural engineering certification by a registered structural engineer from the state.

*Tower disguise.* A public utility substation tower may exceed the maximum height allowed in the zone. A public utility substation tower that exceeds 35 feet and which cannot be reasonably co-located on an existing tower shall be disguised so that the average person cannot discern that it is a public utility substation from a distance greater than 200 feet.

With the exception of part b.1. herein, the disguise shall be constructed of painted, stained, sandblasted or carved wood, log timbers, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.

The disguise shall be designed by a licensed architect and shall:

Replicate natural features found in the natural environment within 1000 feet such that the average person cannot discern that it is not a natural feature from a distance greater than 200 feet. If it replicates vegetation it shall be located no greater than 20 feet from, and be no greater than ten feet taller than, three other native non-deciduous plants of the same species. Any proposal for new vegetation intended to satisfy this requirement shall:

Be located no more than 1,000 feet from the same species naturally occurring in the area;

Cluster the new planting around the tower in a natural-appearing manner; and

Demonstrate sufficient availability of soil nutrients and soil moisture necessary for species survival. A planting that dies shall be replaced no later than fall or spring, whichever comes first, with a plant of equal or greater size as the originally proposed planting.

Architecturally replicate structures that are commonly accessory to onsite agricultural uses;

If in a village area as depicted in the Ogden Valley General Plan's Commercial Locations and Village Areas map, architecturally replicate structures that were commonly found in historic old-west or western mining towns prior to 1910, excluding poles, structures, or other features that were used for overhead utilities; or

If in an area governed by a master plan or development agreement that contains a specific architectural theme, replicate architectural structures that support the architectural theme.

The requirement for the disguise may be waived by the appropriate land use authority in cases where the disguise is inconsistent with existing or future-planned land uses onsite or in the area.

~~(Ord. of 1956, § 26-2; Ord. No. 96-42; Ord. No. 2017-11, Exh. A, 5-9-2017; Ord. No. 2018-5, Exh. A, 5-1-2018)~~

~~Editor's note—Ord. No. 2017-11, Exh. A, adopted May 9, 2017, amended the catchline of § 108-10-2 from "Public utility substations—Minimum lot area" to read as herein set out.~~

### **Sec 108-10-3 (Reserved)**

~~Editor's note—Ord. No. 2017-11, Exh. B, adopted May 9, 2017, repealed § 108-10-3, which pertained to public utility substations—minimum yards, and derived from Ord. of 1956, § 26-3.~~

### **Sec 108-10-4 (Reserved)**

~~Editor's note—Ord. No. 2017-11, Exh. B, adopted May 9, 2017, repealed § 108-10-4, which pertained to public utility substations—street access, and derived from Ord. of 1956, § 26-4.~~

### **Sec 108-10-5 Public Building--Minimum Lot Area**

Each public building shall be located on a lot of not less than 20,000 square feet in all residential estate, agriculture, and forest zones.

~~(Ord. of 1956, § 26-5)~~

### **Sec 108-10-6 Same--Minimum Yards**

Each public building shall meet the minimum yard requirements for a public building in the zone in which it is located.

~~(Ord. of 1956, § 26-6)~~

### **Sec 108-10-7 Same--Width Of Lot**

Each public building shall have a minimum width of lot of 100 feet.

~~(Ord. of 1956, § 26-7)~~

**Sec 108-10-8 Same--Frontage**

Each public building shall have frontage on a public street.

~~(Ord. of 1956, § 26-8)~~