

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-26 Open Space (O-1) Zone

Notice Date: April 17th, 2026

Public Hearing Date: Tuesday, April 28th, 5:00 PM

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

Summary of Proposed Zoning Changes

The City is considering amendments to the Zoning Ordinance that will update portions of Chapter 104-26 Open Space Zone 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 include modifications to Purpose and Intent clarifying community setting; Permitted Uses clarification on main buildings and accessory uses and removal of private park as a permitted use; Permitted Uses changes to uses of land under conservation easement; Conditional Uses change of golf course from conditional use to non-permitted use; Outdoor Lighting Standards clarification on references

Key Changes Include:

- **[Purpose and Intent]:** removes language describing community setting as “urban”:

The open space zone is specifically intended to encourage the preservation of a natural environment ~~in an otherwise urban setting~~within the community; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a floodplain, on areas of severe slope, areas of fault line and rock slides; to provide suitable areas for recreation and relaxation, and to alleviate stream pollution.

- **[Permitted Uses]:**

The following uses are permitted in the Open Space Zone O-1:

a. Main building to accommodate the main use to which the property is devoted.

a.b. _____ 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.c. _____ Agriculture.

- e.d. _____ Botanical or zoological garden.
- d.e. _____ Cemetery.
- e.f. Conservation areas: botanical or zoological.
- f.g. Fishing ponds; private or public.
- g.h. _____ Golf course, except miniature golf courses.
- h.i. Horse raising, provided conducted in a pasture of at least five acre size and with a maximum density of two horses per acre.
- ~~i. Private park, playground or recreation area.~~
- j. Public park, public recreation grounds and associate buildings, but not including privately owned commercial amusement business.
- k. Public service buildings.
- l. Wildlife sanctuaries.

Land ~~set aside through conservation easement counted toward open space preservation~~ must remain available for agricultural production, habitat conservation, or public use. ~~Private and/or commercial recreation uses shall not be allowed.~~

[Conditional Uses]:

The following uses shall be permitted only when authorized by a conditional use permit as provided in title 108, chapter 4 of this Land Use Code:

- ~~a. Gold driving range in conjunction with a golf course.~~
- b.a. _____ Public utility substations.

[Outdoor Lighting Regulations]

All outdoor lighting will be compliant with 108-16 lighting standards

The intent of these changes is to modernize and reorganize the O-1 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.

Chapter 104-26 Open Space Zone O-1

Sec 104-26-1 Purpose And Intent

Sec 104-26-2 Permitted Uses

Sec 104-26-3 Conditional Uses

Sec 104-26-4 Site Development Standards

Sec 104-26-5 Sign Regulations

Sec 104-26-1 Purpose And Intent

The open space zone is specifically intended to encourage the preservation of a natural environment ~~in an otherwise urban setting~~within the community; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a floodplain, on areas of severe slope, areas of fault line and rock slides; to provide suitable areas for recreation and relaxation, and to alleviate stream pollution.

Sec 104-26-2 Permitted Uses

The following uses are permitted in the Open Space Zone O-1:

- a. ~~Main building to accommodate the main use to which the property is devoted.~~
- a.b. ~~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.c. Agriculture.
- e.d. Botanical or zoological garden.
- d.e. Cemetery.
- e.f. Conservation areas: botanical or zoological.
- f.g. Fishing ponds; private or public.
- g.h. Golf course, except miniature golf courses.
- h.i. Horse raising, provided conducted in a pasture of at least five acre size and with a maximum density of two horses per acre.
- i. ~~Private park, playground or recreation area.~~
- j. Public park, public recreation grounds and associate buildings, but not including privately owned commercial amusement business.
- k. Public service buildings.
- l. Wildlife sanctuaries.

Land counted toward open space preservation set aside through conservation easement must remain available for agricultural production, habitat conservation, and/or public use. Private and/or commercial recreation uses shall not be allowed.

~~(Ord. of 1956, § 22E-2; Ord. No. 3-75; Ord. No. 2015-7, Exh. A, 5-5-2015)~~

Sec 104-26-3 Conditional Uses

The following uses shall be permitted only when authorized by a conditional use permit as provided in title 108, chapter 4 of this Land Use Code:

- a. ~~Golf driving range in conjunction with a golf course.~~
- b. Public utility substations.

(Ord. of 1956, § 22E-3; Ord. No. 96-42; Ord. No. 2015-7, Exh. A, 5-5-2015)

Sec 104-26-4 Site Development Standards

The following site development standards shall apply to the open space zone:

- a. Minimum lot area: Five acres.
- b. Minimum lot width: 300 feet.
- c. Minimum yard setbacks for structures.
 1. Front: 30 feet.
 2. Side: 20 feet each side.
 3. Rear: 30 feet.
- d. Building height.
 1. Minimum: One story.
 2. Maximum: 35 feet.

(Ord. of 1956, § 22E-4)

Sec 104-26-5 Sign Regulations

The height, size, and location of the following permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1, of this Land Use Code:

- a. Development.
- b. Directional.
- c. Flat.
- d. Freestanding.
- e. Identification and information.
- f. Temporary.
- g. Wall.

Sec 104-26-6 Outdoor Lighting Regulations

All outdoor lighting will be compliant with 108-16 lighting standards

~~(Ord. of 1956, § 22E-5)~~

~~Additional item~~