

OGDEN VALLEY CITY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 104 Zones, Chapter 104-10 Shoreline(S-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 104-10 Shoreline (S-1) 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 Land Use Table changes to permitted, non-permitted, and conditional use status for specific uses; and Special Regulations modified regulations on events and grazing, and additional regulations defining animal rights and watershed protections; Site Development Standards changes limiting impervious surfaces and maximum building height.

Key Changes Include:

- **[Land Use Table]:** Churches and synagogues are changed to a conditional use, cemetery is changed to a non-permitted use:

Institutional uses.

	S-1	Special Provisions
Cemetery.	EN	
Church, synagogue, or similar building used for regular religious worship.	NC	

a. Utility uses.

	S-1	Special Provisions
Hydro-electric dam.	N	

<p>Public utility substations.</p>	<p>C</p>	<p><u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u></p>
<p>Radio or television station or tower.</p>	<p>C</p>	<p><u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u></p>

- **[Special Regulations]:** General use regulations are added for events and agritourism; Specific use regulations are modified for animal grazing and animal rights are clarified; watershed protection standards are added:

~~1. **Animal grazing.** This use shall not include the supplementary or full feeding of the animals, except when in compliance with the following:~~

~~a. It may only be carried on during times that are reasonable and necessary due to lack of natural growing feed as a result of seasonal changes or extreme and temporary meteorological events.~~

~~b. It shall not exceed a density of 25 head per acre of used land.~~

~~e. It shall not be closer than 75 feet to any dwelling, public or semi-public building on an adjoining parcel of land.~~

1. Animal grazing and Pasture Use. Animal grazing is a permitted agricultural use.

d. **Supplemental Feeding.** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.

e. **Management Standard.** Grazing and feeding practices shall be managed to:

- f. prevent excessive manure accumulation;
- g. prevent soil degradation or runoff beyond the parcel; and
- h. avoid conditions that constitute a public health hazard as defined by applicable health regulations. Normal agricultural impacts such as seasonal odor, insects, and dust associated with accepted agricultural practices shall not be considered a violation of this section.

i. **Setbacks for Concentrated Feeding Areas.** Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.

j. **Animal Unit Standards for Family Food Production.** For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

<i>Animal Type</i>	<i>Animal Unit (AU)</i>
Cow (beef or dairy)	1.0 AU
Horse	1.0 AU
Donkey	0.7 AU
Pig	0.4 AU
Sheep	0.2 AU
Goat	0.2 AU

Llama / Alpaca	0.3 AU
Chicken	0.01 AU
Duck	0.02 AU
Turkey	0.02 AU
Goose	0.03 AU
Rabbit	0.01 AU

- a. These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.
 - b. The City Planner may approve functionally equivalent species using the closest animal unit equivalent.
 - k. **Density.** Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.
 - l. Livestock operations shall be managed using generally accepted agricultural practices to prevent manure accumulation, erosion, and runoff from entering waterways, irrigation conveyances, or neighboring properties. Where documented impacts occur, reasonable mitigation measures such as rotational grazing, vegetation buffers, drainage control, or manure management may be required. Operations conducted in accordance with NRCS standards or an approved Conservation District farm management plan shall be presumed compliant with this section.
2. **Barn, stable or building for keeping animals or fowl.** This use shall be located no less than 100 feet from a public street and not less than 25 feet from any side or rear lot line.
- a.
 - b. **Family food production.**
 - c. As used in this subsection, a Group A animal is either one pig, one sheep, one cow, or one goat, and Group B animals or fowl are either a set of ten rabbits, ten chickens, ten

pheasants, five turkeys, five ducks, five geese, or five pigeons.

- d. No more than four sets of Group B animals or fowl may be kept on a lot or parcel that is less than 40,000 square feet.
- e. No more than six combined sets of Group A animals and sets of Group B animals or fowl may be kept on a lot or parcel that is less than two acres. The same applies to a lot or parcel greater than two acres, except that an additional six combined sets of Group A and sets of Group B animals or fowl may be kept per each additional acre greater than two.

Outdoor storage of boats, trailers, and recreational vehicles shall be screened or located to minimize visibility from public roads where reasonably practical and not requiring significant cost or site alteration.

Watershed Protection Standards

Purpose

These standards are intended to protect Pineview Reservoir water quality, reduce erosion, preserve watershed function, and maintain the visual character of the reservoir setting while allowing reasonable use of private property located upslope from federally managed shoreline lands.

A. Setback from Federal Shoreline Lands

Structures shall be located a minimum of:

50 feet from property lines adjoining U.S. Forest Service shoreline parcels

This setback is intended to:

- maintain visual character of the reservoir basin
- reduce runoff impacts
- allow natural drainage patterns
- reduce edge conflicts between uses

B. Septic System Protection

Septic systems shall comply with Weber-Morgan Health Department regulations.

In addition:

New septic drain fields should be located to maximize separation from downslope drainage pathways leading toward Pineview Reservoir.

Where site constraints exist, applicants may be required to demonstrate compliance with Health Department standards through site evaluation.

C. Vegetation Retention

Existing vegetation should be preserved where practical, particularly on slopes facing the reservoir.

Encouraged practices include:

- maintaining native grasses or shrubs
- minimizing soil disturbance
- revegetating disturbed slopes
- using erosion control practices where grading occurs

Agricultural use is permitted provided reasonable erosion control practices are maintained.

D. Grading and Drainage

Development shall avoid creating concentrated drainage patterns that direct runoff toward downslope federal shoreline lands.

Reasonable measures may include:

- directing runoff to stable ground
- dispersing roof drainage
- maintaining natural contours where feasible
- using vegetated drainage areas

No engineered stormwater design shall be required unless otherwise required by City Engineering.

E. Building Height Near Reservoir Viewshed

To preserve reservoir views from public areas, structures within the Shoreline Zone should not exceed:

25 feet in height

unless approved through Conditional Use review.

F. Relationship to Other Regulations

These standards supplement and do not replace:

- Weber-Morgan Health Department regulations
- County engineering standards
- U.S. Forest Service requirements
- FEMA flood regulations

Where conflicts exist, the more restrictive standard applies.

- **[Site Development Standards]:** Limits on impervious surfaces are added; main building maximum height is reduced:

a. Impervious surfaces:

No more than 25% of the lot shall be impervious surface.

Building height:

	S-1
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Minimum main building height:	1 story
Maximum main building height:	25 feet
Maximum accessory building height:	35 25 feet ¹

The intent of these changes is to modernize and reorganize the S-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 104-10 Shoreline Zone S-1

Sec 104-10-1 Purpose And Intent

Sec 104-10-2 (Reserved)

Sec 104-10-3 Land Use Table

Sec 104-10-4 Special Regulations

Sec 104-10-5 Site Development Standards

Sec 104-10-1 Purpose And Intent

- a. The shoreline zone has been established as a district in which the primary use of the land is for farming and for recreational purposes. In general, this zone covers the portion of the unincorporated area of the county that is occupied by Pineview Reservoir and shores adjacent thereto.
- b. This zone is characterized by farms and pasture lands situated adjacent to the shore of the Pineview Reservoir and interspersed by dwellings, recreational camps, resorts and outdoor recreation facilities.
- c. The purposes of the Shoreline Zone S-1 are:
 1. To promote the use of the land for agriculture and for fish, wildlife and recreational purposes both public and private;
 2. To facilitate the protection and conservation of water and other natural resources;
 3. To reduce hazards from floods and fires;
 4. To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone;
 5. To ensure adequate provision for water supply, domestic sewage disposal and sanitation.
- d. In order to accomplish these objectives and purposes and to protect the essential characteristics of the zone, the following regulations shall apply in the Shoreline Zone S-1.

~~(Ord. of 1956, § 9A-1; Ord. No. 6-61)~~

HISTORY

~~Amended~~ ~~by~~ ~~Ord.~~ ~~2023-35~~ ~~on~~ ~~12/5/2023~~

Sec 104-10-2 (Reserved)

Sec 104-10-3 Land Use Table

The following tables display the uses permitted, conditionally permitted, or not permitted in the Shoreline Zone S-1. The letter "P" indicates a permitted use in the zone. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108 Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. A use listed is a main use, unless listed in the "accessory uses" table.

- a. **Accessory uses.** Unless otherwise specified in the Land Use Code, an accessory use is prohibited unless located on the same lot or parcel as the main use to which it is accessory.

	S-1	Special Provisions
Accessory building , accessory and incidental to the use of a main building.	P	
Accessory dwelling unit.	P	See Title 108, Chapter 19 .
Accessory use , accessory and incidental to the main use.	P	
Family food production , accessory to a residential use.	P	See Section 104-10-4.
Home occupation , accessory to a residential use.	P	See Title 108, Chapter 13 .
Household pets , accessory to a residential use.	P	
Main building , designed or used to accommodate the main use.	P	

- b. **Agricultural uses, non-animal.**

	S-1	Special Provisions
Agriculture.	P	

Aquaculture.

NP

- c. **Animal-related noncommercial uses.** The following are animal-related uses that do not and shall not typically generate customer-oriented traffic to the lot or parcel.

	S-1	Special Provisions
Animal grazing. Animal grazing, as defined in Section 101-2.	P	See Section 104-10-4.
Apiary.	P	
Aquaculture, animal related.	<u>PN</u>	
Aviary.	P	
Corral, stable or building for keeping animals or fowl.	P	See Section 104-10-4.

- d. **Commercial uses.** The following are uses that typically generate customer-oriented traffic to the lot or parcel.

	S-1	Special Provisions
Agritourism.	C	See Title 108, Chapter 21 .
Golf course, except miniature golf course.	<u>NP</u>	

- e. **Institutional uses.**

	S-1	Special Provisions
Cemetery.	<u>NP</u>	
Church, synagogue, or similar building used for regular religious worship.	<u>CP</u>	

- f. **Residential uses.**

	S-1	Special Provisions
Single-family dwelling.	P	

- g. **Recreational noncommercial uses.** The following are recreational uses that are typically owned or operated by a nonprofit or governmental entity.

	S-1	Special Provisions

Private park, playground or recreation area. No privately owned commercial amusement business.	GN	
Public campground and picnic area.	PN	See Title 108, Chapter 20.
Public park, recreation grounds, and associated buildings.	P	

h. Utility uses.

	S-1	Special Provisions
Hydro-electric dam.	GN	
Public utility substations.	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>
Radio or television station or tower.	C	<u>Must be enclosed or shielded from view and blend with the natural landscape of the surroundings as to not stand out from the area or buildings around it.</u>

HISTORY

~~Repealed & Replaced by Ord. 2023-35 on 12/5/2023~~

Sec 104-10-4 Special Regulations

- a. **General use regulations.** The above specified uses shall be permitted only under the following conditions:

1. Public health requirements concerning domestic water supply and sewage disposal shall comply with provisions of Section 108-7-9.
2. No building or structure shall be constructed within the boundaries of any public reservoir as determined by the public agency having jurisdiction or within the boundaries of any natural waterway or watercourse as determined by the county engineer wherein no buildings or structures shall be constructed or land subdivided. Where buildings are to be constructed within 50 feet of the exterior boundaries of a flood channel existing at the effective date of the ordinance from which this chapter is derived, adequate measures must be taken as determined by the Weber County Engineer so as to protect the building or structure from damage due to floods and so as not to increase the hazard to surrounding lands and buildings.
3. The required yard space shall be kept free of debris, refuse or other inflammable material which may constitute a fire hazard.
4. Event venues, private clubs, retreat centers, or membership-based recreational uses not directly supporting agricultural production are prohibited in the Shoreline Zone.
5. Agritourism activities must remain incidental and subordinate to an active agricultural operation and shall not function as stand-alone event facilities.

~~4.6.~~

- b. ***Specific use regulations.*** The uses listed below correspond with certain uses listed in the Land Use Table in Section 104-10-3. Due to the nature of the use, each shall be further regulated as follows:

1. ~~***Animal grazing.*** This use shall not include the supplementary or full feeding of the animals, except when in compliance with the following:~~
 - a. ~~It may only be carried on during times that are reasonable and necessary due to lack of natural growing feed as a result of seasonal changes or extreme and temporary meteorological events.~~
 - b. ~~It shall not exceed a density of 25 head per acre of used land.~~
 - a. ~~It shall not be closer than 75 feet to any dwelling, public or semi-public building on an adjoining parcel of land.~~

1. Animal grazing and Pasture Use. Animal grazing is a permitted agricultural

use.

- ~~e.~~***b. Supplemental Feeding.*** Supplemental feeding of grazing animals, including hay or other feed, is permitted as part of normal agricultural and pasture management practices, including seasonal feeding, winter feeding, drought response, rotational grazing, and soil protection.

~~d.c.~~ Management Standard. Grazing and feeding practices shall be managed to:

- ~~e.d.~~ prevent excessive manure accumulation;
- ~~f.e.~~ prevent soil degradation or runoff beyond the parcel; and
- ~~g.f.~~ avoid conditions that constitute a public health hazard as defined by applicable health regulations. Normal agricultural impacts such as seasonal odor, insects, and dust associated with accepted agricultural practices shall not be considered a violation of this section.

~~h.g.~~ Setbacks for Concentrated Feeding Areas. Areas used primarily for concentrated feeding, confinement, or manure storage shall not be located within **seventy-five (75)** feet of any dwelling, public, or semi-public building on an adjoining parcel.

h. Animal Unit Standards for Family Food Production.

For purposes of family food production accessory to a residential use, livestock density shall be limited using the following animal unit (AU) equivalents:

<u>Animal Type</u>	<u>Animal Unit (AU)</u>
<u>Cow (beef or dairy)</u>	<u>1.0 AU</u>
<u>Horse</u>	<u>1.0 AU</u>
<u>Donkey</u>	<u>0.7 AU</u>
<u>Pig</u>	<u>0.4 AU</u>
<u>Sheep</u>	<u>0.2 AU</u>
<u>Goat</u>	<u>0.2 AU</u>
<u>Llama / Alpaca</u>	<u>0.3 AU</u>
<u>Chicken</u>	<u>0.01 AU</u>
<u>Duck</u>	<u>0.02 AU</u>
<u>Turkey</u>	<u>0.02 AU</u>
<u>Goose</u>	<u>0.03 AU</u>
<u>Rabbit</u>	<u>0.01 AU</u>

- a. These animal unit limits apply only to family food production accessory to a residential use and shall not be used to regulate agricultural operations or livestock kept on agricultural parcels.
 - b. The City Planner may approve functionally equivalent species using the closest animal unit equivalent.
- i. Density. Livestock shall be maintained in a manner that prevents persistent overgrazing, erosion, or discharge of manure or sediment beyond the property line. Where a verified complaint is received, the city may require the property owner to demonstrate compliance through an approved conservation plan, pasture management plan, or other documentation prepared in consultation with NRCS, USU Extension, or a qualified agricultural professional.

i.j. Livestock operations shall be managed using generally accepted agricultural practices to prevent manure accumulation, erosion, and runoff from entering waterways, irrigation conveyances, or neighboring properties. Where documented impacts occur, reasonable mitigation measures such as rotational grazing, vegetation buffers, drainage control, or manure management may be required. Operations conducted in accordance with NRCS standards or an approved Conservation District farm management plan shall be presumed compliant with this section.

2.1. *Barn, stable or building for keeping animals or fowl.* This use shall be located no less than 100 feet from a public street and not less than 25 feet from any side or rear lot line.

~~3. *Family food production.*~~

~~a. As used in this subsection, a Group A animal is either one pig, one sheep, one cow, or one goat, and Group B animals or fowl are either a set of ten rabbits, ten chickens, ten pheasants, five turkeys, five ducks, five geese, or five pigeons.~~

~~b. No more than four sets of Group B animals or fowl may be kept on a lot or parcel that is less than 40,000 square feet.~~

~~a. No more than six combined sets of Group A animals and sets of Group B animals or fowl may be kept on a lot or parcel that is less than two acres. The same applies to a lot or parcel greater than two acres, except that an additional six combined sets of Group A and sets of Group B animals or fowl may be kept per each additional acre greater than two.~~

b. Family food production.

c. As used in this subsection, a Group A animal is either one pig, one sheep, one cow, or one goat, and Group B animals or fowl are either a set of ten rabbits, ten chickens, ten pheasants, five turkeys, five ducks, five geese, or five pigeons.

d. No more than four sets of Group B animals or fowl may be kept on a lot or parcel that is less than 40,000 square feet.

e. No more than six combined sets of Group A animals and sets of Group B animals or fowl may be kept on a lot or parcel that is less than two acres. The same applies to a lot or parcel greater than two acres, except that an additional six combined sets of Group A and sets of Group B animals or fowl may be kept per each additional acre greater than two.

Outdoor storage of boats, trailers, and recreational vehicles shall be screened or located to minimize visibility from public roads where reasonably practical and not requiring significant cost or site alteration.

2023-35

Watershed Protection Standards

Purpose

These standards are intended to protect Pineview Reservoir water quality, reduce erosion, preserve watershed function, and maintain the visual character of the reservoir setting while allowing reasonable use of private property located upslope from federally managed shoreline lands.

A. Setback from Federal Shoreline Lands

Structures shall be located a minimum of:

50 feet from property lines adjoining U.S. Forest Service shoreline parcels

This setback is intended to:

- maintain visual character of the reservoir basin
- reduce runoff impacts
- allow natural drainage patterns
- reduce edge conflicts between uses

B. Septic System Protection

Septic systems shall comply with Weber-Morgan Health Department regulations.

In addition:

New septic drain fields should be located to maximize separation from downslope drainage pathways leading toward Pineview Reservoir.

Where site constraints exist, applicants may be required to demonstrate compliance with Health Department standards through site evaluation.

C. Vegetation Retention

Existing vegetation should be preserved where practical, particularly on slopes facing the reservoir.

Encouraged practices include:

- maintaining native grasses or shrubs
- minimizing soil disturbance
- revegetating disturbed slopes
- using erosion control practices where grading occurs

Agricultural use is permitted provided reasonable erosion control practices are maintained.

D. Grading and Drainage

Development shall avoid creating concentrated drainage patterns that direct runoff toward downslope federal shoreline lands.

Reasonable measures may include:

- directing runoff to stable ground
- dispersing roof drainage
- maintaining natural contours where feasible
- using vegetated drainage areas

No engineered stormwater design shall be required unless otherwise required by City Engineering.

E. Building Height Near Reservoir Viewshed

To preserve reservoir views from public areas, structures within the Shoreline Zone should not exceed:

25 feet in height

unless approved through Conditional Use review.

F. Relationship to Other Regulations

These standards supplement and do not replace:

- Weber-Morgan Health Department regulations
- County engineering standards
- U.S. Forest Service requirements
- FEMA flood regulations

Where conflicts exist, the more restrictive standard applies.

Sec 104-10-5 Site Development Standards

The following site development standards apply to a lot or parcel in the Shoreline Zone S-1, unless specified otherwise in this Land Use Code.

a. **Impervious surfaces:**

No more than 25% of the lot shall be impervious surface.

b. **Lot area:**

LOT AREA	S-1
Minimum for all buildings:	5 acres

c. **Lot width:**

LOT WIDTH	S-1
Minimum for all buildings:	300 feet

d. **Yard setback:**

1. **Front yard setback:**

FRONT YARD SETBACK	S-1
Minimum for all buildings:	30 feet ¹

¹ See Section 108-7-10 if Lot abuts an Arterial Street or Collector Street.

2. **Side yard setback:**

SIDE YARD SETBACK	S-1
Minimum for all buildings:	20 feet

3. **Rear yard setback:**

REAR YARD SETBACK	S-1
Main building:	30 feet
Accessory building:	10 feet

e. Building height:

	S-1
Minimum main building height:	1 story
Maximum main building height:	25 ³⁵ feet
Maximum accessory building height:	25 feet ¹

¹ Except when governed otherwise by Section 108-7-16 Large Accessory Buildings.

***Editor's note:** Ordinance 2023-35 mislabeled the yard setback tables with "minimum for all uses." The legislative intent of the ordinance was for this to read "minimum for all buildings" as set forth herein.*

HISTORY

Repealed & Replaced by Ord. 2023-35 on 12/5/2023