

OGDEN VALLEY

G E N E R A L P L A N

2016



Adopted by Weber County 2016
Amended 2019
Updated and adopted by Ogden Valley City
4/21/2026

Acknowledgments

The Ogden Valley Community - General Plan Contributors 2016

Special appreciation is given to all community members who participated in stakeholder interviews, attended General Plan meetings and events, completed surveys, and provided their comments throughout the process that produced the 2016 General Plan.

The 2026 updates were produced by scores of volunteers serving on the Incorporation Transition Team and the Ogden Valley City Planning Commission.

2016 Advisory Committee

John Loomis
Janet Muir
Dylan Kearn
JanFullmer
John Lewis
Paul Judd
Laura Warburton
Mayor Jim Truett
Bailey Family Representative Rob Thomas
Jeff Burton
Commissioner James Ebert

Rick Grover, Planning Director
Scott Mendoza, Assistant Planning Director
Charles Ewert, Principal Planner
Scott Perkes, Planner

2016 Consultant Team

Bruce Meighen, Logan Simpson
Jim Carter, Logan Simpson
Krissy Gilmore, Logan Simpson
Kristy Bruce, Logan Simpson
Tim Sullivan, Parametrix
Susan Becker, Zions Bank Public Finance

2016 County Commission

Commissioner Matthew Bell
Commissioner James Ebert
Commissioner Kerry Gibson

2026 Mayor and City Council

Janet Wampler, Mayor
Don Hickman, Chair, Mayor Pro Tem
Chad Booth
Peggy Dooling-Baker
Kay Hoogland
Tia Shaw

2016 Planning Commission

Laura Warburton, Chair
Jami Taylor
Greg Graves
Will Haymond
John Howell
Kevin Parson
Stephen Waldrip
Pen Hollist, Former Planning Commissioner
Pen Hollist, Former
Planning
Commissioner
Ann Miller, Former
Planning
Commissioner

2026 Planning Commission

Lisa Arbogast, Chair
Angela Dean, Vice Chair
Fred Blickle
Tyson Lloyd
Jim Morgan
Erin Shaffer
Teri Zenger

2026 Consultant Team

Brian Carver, J-U-B Engineers
Aimee Hennrich, J-U-B Engineers
Alex Jones, J-U-B Engineers
Derrick Braaten, J-U-B Engineers
Elizabeth Smith, J-U-B Engineers

2016 Weber County Staff

Sean Wilkinson,
Community and
Economic
Development Director

Table of Contents

1 Introduction

Overview.....	1
<i>Creating the Plan through Community Engagement</i>	2
<i>Using the General Plan</i>	3

Plan Element Chapters

2 Community Character

The intent of the Community Character element is to (1) identify the existing physical characteristics of the community; (2) define elements that contribute to the rural character of the Valley and (3) suggest actions that will enhance the livability of Ogden Valley.

Vision: The rural character of Ogden Valley is defined by its open fields, agricultural lands, stands of trees, peace and quiet, dark skies, clean air and water, abundant wildlife, and small villages; by Pineview Reservoir; by historic Ogden Canyon and by the long views of the surrounding foothills and mountain background. The Ogden Valley community desires physical development to complement, not overwhelm or compete with, the rural character of the Valley. Ogden Valley City will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.

Vision	4
Present and Future Conditions	4
Gateways, Viewsheds	
Open Space & Agriculture	
Wildlife	
Clean Air and Water	
Historic Preservation	
Dark Sky Preservation	
Goals, Principles, and implementation.	7

3 Land Use

The Land Use element examines historical and current patterns of land use and development, as well as growth trends, in Ogden Valley and describes the Valley's preferred future patterns, as supported by public input.

Vision: The Ogden Valley community desires a place where land uses support healthy physical, social, and economic interactions. Land uses in Ogden Valley should complement, not overwhelm or compete with, the rural character of the Valley
Community Character element vision statement.

Vision.....	10
Present and Future Conditions.....	10
Growth Trends	
Carrying Capacity	
Goals, Principles, and implementation	15



4 Rural Residential Development & Housing

The Rural Residential Development element highlights growth and development patterns in the Valley, as well as the desire for future neighborhoods and housing types. The goals and principles of this element support the local character of residential neighborhoods even while the Valley grows and changes.

Vision: The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities and are designed in a manner that protects the Valley’s character. Residential development should be centered around villages and town centers and designed to provide open spaces and efficient uses of the land.

Vision	18
Present and Future Conditions	18
Demographics	
Housing	
Moderate-income Housing	
Goals, Principles, and implementation	27

5 Commercial Development

The Commercial Development element focuses on existing and future locations for commercial growth, the design of these locations, and strategies to preserve and enhance the rural character.

Vision: The Ogden Valley community desires sustainable and thriving local businesses in Ogden Valley. Ogden Valley capitalizes on recreational tourism to support its economic base. New commercial development should be focused in and near existing commercial areas and resorts. New commercial development should be designed to be compatible with the rural character of Ogden Valley.

Vision	29
Present and Future Conditions	29
Employment	
Commercial Locations	
Commercial Design	
Mining	
Goals, Principles, and implementation	33

throughout the region.

6 Transportation

The Transportation and Mobility element provides a summary of public preferences in reference to transportation improvements in Ogden Valley.

Vision: The Ogden Valley community desires a transportation system that enhances mobility, reduces congestion, and meets air quality standards without disturbing existing land uses. The transportation system will have an active transportation component that connects and enhances bike and pedestrian facilities

Vision.....	36
Present and Future Conditions	36
Streetscape Design and Rural	
Character Road Network	
Access	
Transit Accessibility	
Bicycle and Pedestrian Connectivity	
Weber County Planning	
Utah Department of Transportation	
Planning Goals, Principles, and	
implementation.....	41



7 Utilities and Public Services

The goals and principles of the Utilities and Public Services element focus on service delivery, resource management, facility siting and design, and relationships with other public and private utilities.

Vision: The Ogden Valley community desires adequate utilities and public services that provide for the current and long-term needs of the community. Weber County and other governmental agencies will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

Vision	43
Present and Future Conditions	43
Culinary Water	
Wastewater Management	
Surface and Stormwater Management	
Electric Power	
Public Safety	
Public Schools	
Goals, Principles, and implementation.....	46

MAPS












MAP 1: CITY BOUNDARIES.....	1
MAP 2: VIEWSHED ANALYSIS	4
MAP 3: CURRENT (2026) ZONING	13
MAP 4: COMMERCIAL LOCATIONS/VILLAGE AREAS.....	31
MAP 5: OGDEN VALLEY STREETS AND ROADS.....	39
MAP 6: OGDEN VALLEY ACTIVE TRANSPORTATION	40







ABSTRACT & REFERENCE TABLE

The purpose of the Ogden Valley City General Plan is to provide a coordinated set of guidelines for decision-making to guide the future growth and development of Ogden Valley City. The Plan provides City residents with a set of Community Character, Land Use, Residential Development, Commercial Development, Transportation, Public Facilities, and Recreation goals and principles to guide development and redevelopment of the Valley. Corresponding implementation projects are provided to accomplish the desired results of the plan.

This Plan recommends tools to guide development in a manner that respects the character of the valley and does not unduly burden property owners. The goals, policies, and implementation of this General Plan are designed to support a middle ground between major downzoning and the continuation of past development patterns in order to preserve property rights, minimize the impacts of development that does occur, and protect the features and character of Ogden Valley that residents value. Tools suggested include transfer and purchase of development rights, conservation easements, design guidelines, and dark sky controls.

The following icons represent general topics discussed in this plan. They will appear in the margin on a page of the Plan Elements where the topic is present.

Topic	Page(s)
 Active Transportation	33, 36, 37, 39, 41, 42
 Agriculture	4, 5, 7, 8, 10, 12, 13, 14, 16, 17, 27, 28, 33
 Air Quality	4, 5, 8, 11, 27, 30, 36, 41
 Commercial Land Use	1, 4, 8, 9, 10, 11, 13, 21, 29, 30, 31, 33, 34, 35, 42, 45, 46
 Dark Sky	4, 5, 8, 33, 34
 Employment/ Jobs	20, 28, 29, 37
 Natural Environment	4, 6, 7, 8, 9, 10, 11, 12, 15, 34, 42, 45, 46
 Gateways	4, 7, 8, 16, 42
 Historic Preservation	4, 6, 8, 9, 10, 11, 29, 30, 42
 Mining	30, 35, 43
 Moderate-income Housing	21, 22, 23, 24, 27, 28

Topic	Page(s)
 Ogden Canyon	1, 4, 5, 6, 7, 8, 9, 10, 29, 36, 37, 40, 42
 Open Space	1, 4, 5, 7, 10, 11, 13, 14, 16, 17, 18, 28, 33
 Parks	1, 4, 5, 6, 8, 11, 13, 14, 18, 29, 31, 37, 38, 39, 43
 Recreation	1, 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 28, 29, 30, 36, 37, 39, 41, 44
 Residential Land Use	4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 24, 27, 28, 33, 42, 44
 Resource Management	5, 6, 8, 9, 15, 28, 42, 43
 Signage	7, 33, 34, 36, 41
 Streetscape	4, 33, 36, 37, 42
 Utilities and Public Service	5, 7, 30, 43
 Water	4, 5, 8, 11, 12, 15, 16, 17, 43, 44, 45, 46
 Wildlife	4, 5, 14, 15

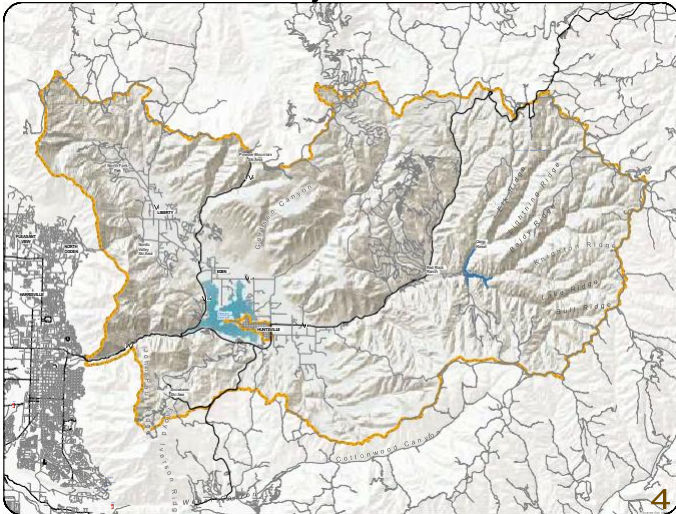


I. INTRODUCTION

The abundant open space, small-town feel, proximity to Ogden City's services, and diverse recreational opportunities are a few of the things that make Ogden Valley one of Utah's most sought-after places for families, retirees, and visitors to live and play. This desirability has resulted in significant growth over the last decade and a half. The planning area for this General Plan includes the newly-incorporated Ogden Valley City, as shown on Map 1. Ogden Valley has been the subject of a number of planning projects since adoption of the 1998 Ogden Valley General Plan. Those include the 2005 Ogden Valley General Plan Recreation Element, the 2010 Weber County Cooperative Pathways Master Plan, the 2013 Ogden Valley Pathway Master Plan, the 2014 Ogden Valley Maximum Zoning Density Study, the 2015 draft Ogden Valley Transportation Master Plan, and various other planning efforts by federal and state agencies and academic institutions.

The purpose of this plan, pursuant to UCA §10-20-401, is to provide an advisory guide from which decisions of the County can be made about land use and community investment in the Ogden Valley. To this end, the goals, principles, and implementation strategies herein are a comprehensive set of aspirations that are intended to provide opportunities to influence a balance amongst various competing interests in decision-making deliberations. The plan establishes broadly supported citizen-guidance for the new Ogden Valley City officials and stakeholders during the early period of incorporation.

MAP 1: GENERAL PLAN PROJECT AREA



The public engagement for this planning document was conducted primarily in 2015 and 2016. As Ogden Valley City pursued incorporation in 2025, working groups of interested citizens convened to review potential changes to plan and ordinances that guide development in the Valley. The content of this plan, while dated, was considered to remain representative of the vision, goals and objectives of the community. Statistical information on population and housing have been updated where available, and technical changes have been made to remove references to Weber County authority and areas of the Valley not within the City's jurisdiction, but the general intent of the plan remains the same.



Decision makers should refer to this plan to inform the budget and timing for capital improvements and to prepare land use code revisions and programs. The aspirations of this plan are not intended to offer a mandate for future decision making. Implementation of this plan should be context appropriate, and should be supported by evidence that it is the right time, right place, and right set of circumstances for the implementation.

This general plan update is intended (1) to verify that there is still sufficient public support to carry forward the vision and policy directions of past planning efforts and (2) to consolidate past planning efforts into one clear, concise document with cohesive and streamlined implementation strategies. To do so, it was necessary to reconfirm the community’s vision and, given that vision, reimagine various alternatives for the Valley’s future. The Ogden Valley Vision Document, published in May 2015 and included in the Plan Study Appendix, documents the community’s current vision for the future of the Valley. The County held several workshops and open houses to flesh out residents’ “big ideas” for the Valley’s future. After visioning, exploring alternative scenarios, and evaluating big ideas and choices, it is clear that the overall values of Valley residents have remained constant over the last 10-20 years.

This updated Ogden Valley General Plan contains goals, principles, and implementation measures that are more readily implementable than those of past plans. These goals, principles, and implementation measures are designed to advance the vision and initiatives that Ogden Valley residents continue to support from earlier planning efforts.

Because most decisions about land use and community investment are made at a site-scale level—for example, a site plan for a commercial building or a trailhead or other recreation improvement—it is often difficult to fully comprehend that the sum of all site-scale land-use decisions is what creates a community. Most of these

decisions are made in increments and phases. To ensure an excellent outcome, these incremental decisions need to be coordinated with a long-term plan and vision through implementation of great land-use ordinances and City programs.

Because land-use decisions are made incrementally, their cumulative effects shape not only the physical character of the Valley but also its natural systems. Ogden Valley functions as an interconnected watershed in which land-use patterns influence groundwater, streams, wetlands, and downstream water bodies over time. Recognizing this connectivity provides context for understanding how incremental decisions contribute to long-term community outcomes. More detailed water-resource policies, if desired, may be considered through future General Plan updates and public engagement.

NOTE ON 2026 PLAN UPDATE

The General Plan was refreshed in the months following Ogden Valley City’s historic incorporation on January 2, 2026.

These updates were not meant to rewrite the plan from the ground up, but to acknowledge what had changed in the planning area and the new role the City now plays in carrying the plan forward.

The heart of the plan – its vision, its values, its sense of place – remains steady. These were the very qualities that helped guide the community toward incorporation, and they continue to anchor the work ahead.

As the new city’s planning commission, planning team, and elected officers worked to provide a thoughtful update, they did so knowing that planning is a living process. Future revisions will come, as they always do, shaped by new insights, new needs, and new opportunities.

When resources allow, it is the hope that a fully updated plan will be crafted – one built upon the strong foundation laid by all who have contributed to planning in Ogden Valley over the years.

CREATING THE PLAN THROUGH PUBLIC INVOLVEMENT

Effective general plans are based on the character of the community and the values held by its residents. This plan was based on broad input received through an extensive and multifaceted public involvement process. The process was designed to help the community drill down to core interests, desires, and concepts about the way Ogden Valley should develop in the coming years. Considering the amount of planning in the Valley over the past two decades, it was imperative that the community was enabled to think broadly about the future without the pressure of filtering their thoughts through past planning constraints. The process was designed to unbridle the community's imagination about the future in order to challenge the perceptions of the past.

in addition to clarifying the community's vision for the desired future of the Valley, public input was useful for determining the effectiveness of past planning efforts and was instrumental in identifying new opportunities and new priority projects for the future.

The consultant team used a variety of methods to gain the broadest possible participation and input from Valley residents and stakeholders. Early in the project, the team held one-on-one and small-group interviews with a cross section of over 30 community leaders and representatives. A Citizen Advisory Committee was formed to offer feedback on project events, review draft materials, and brainstorm ideas and implementation strategies. The Ogden Valley Plan website was established as an informational hub for the planning process, providing links to documents and notification of opportunities to participate. After each major event, materials were posted online to continue the dialogue and to give those not in attendance a chance to participate.

Four open houses and workshops were held to inform and gather feedback from the community during different phases of the process. After some workshops, online surveys were used to help answer follow-up questions. By using online surveys to complement the workshops, feedback was compiled consistently and effectively across mediums. Mobile workshops were held at various locations throughout the Valley to engage different demographics, and presentations at the junior high school brought together different perspectives.

1,000+ participants engaged throughout the Plan process

USING THE GENERAL PLAN

The Ogden Valley General Plan is organized into two documents—the General Plan and the [Plan Study Appendix](#). The General Plan document, which contains the vision, goals, principles, and implementation strategies for the Plan, consists of an introduction and seven Plan elements, each of which addresses an aspect of planning for the future of the Valley. The Plan Study Appendix contains the interim project work products, public involvement summaries, statistical information, and data supporting the development of the General Plan. It also includes, by specific reference herein, past planning efforts.

During the General Plan update process, Weber County revisited its earlier planning efforts to evaluate its land-use and built-environment principles for Ogden Valley to ensure their alignment with the current values and vision of Valley residents. The seven elements of this Plan address and incorporate the vision and desired outcomes the community identified. They address the aspects of Ogden Valley that are important for maintaining quality of life as the Valley grows. Each Plan element, which begins with a vision statement, describes the current and future conditions relevant to that element and recommends a series of goals and principles to inform future decision making in a manner that achieves the community’s vision. Provided with each recommended principle are implementation actions proposed to achieve the desired outcomes. The City may also support education, outreach, and voluntary stewardship programs as complimentary tools.

Goals describe the vision-based outcomes desired by Valley residents.

Principles are statements related to particular goals upon which the City will rely in future decision making.

Implementation describes the strategies and actions the City proposes to undertake to achieve Plan principles. implementation strategies and actions reach across departments and divisions to identify what should be initiated to support the implementation of the General Plan. The costs and funding of implementation should be determined by the City Council as it considers annual budgets and future budgetary needs. While most General Plan goals have accompanying implementation measures, some goals would be achieved by application of the goal principles in future decision-making, so no specific implementation task is identified. Therefore, even if a possible implementation measure is not explicitly stated, it does not mean it shouldn’t be considered to achieve the goals of this Plan.

Maps are provided for reference throughout the General Plan. in the event a provision of the General Plan text conflicts with information provided in a map, the text provision controls.

How were the Draft Plan Principles and supporting projects developed? Through:

1. **Hundreds of conversations during the 14-month planning process, including several online surveys.**
2. **A diverse Citizen Advisory Committee and advice from County and City departments and Valley organizations.**
3. **City Council and Planning Commission guidance.**
4. **Ideas advanced from past adopted plans.**

Hint: if a word is underlined in green in this document, its definition is included in [Appendix A: Glossary of Terms](#). You can click on the word to open Appendix A.



2. COMMUNITY CHARACTER

Vision: The rural character of Ogden Valley is defined by its open fields, agricultural lands, stands of trees, peace and quiet, dark skies, clean air and water, abundant wildlife, and small villages; by Pineview Reservoir; by historic Ogden Canyon and by the long views of the surrounding foothills and mountain background. The Ogden Valley community desires physical development to complement, not overwhelm or compete with, the rural character of the Valley. Ogden Valley City will promote and encourage unique and functional design in new developments, public spaces, and streetscapes to create a visible character distinct to Ogden Valley that enhances the Valley's character.

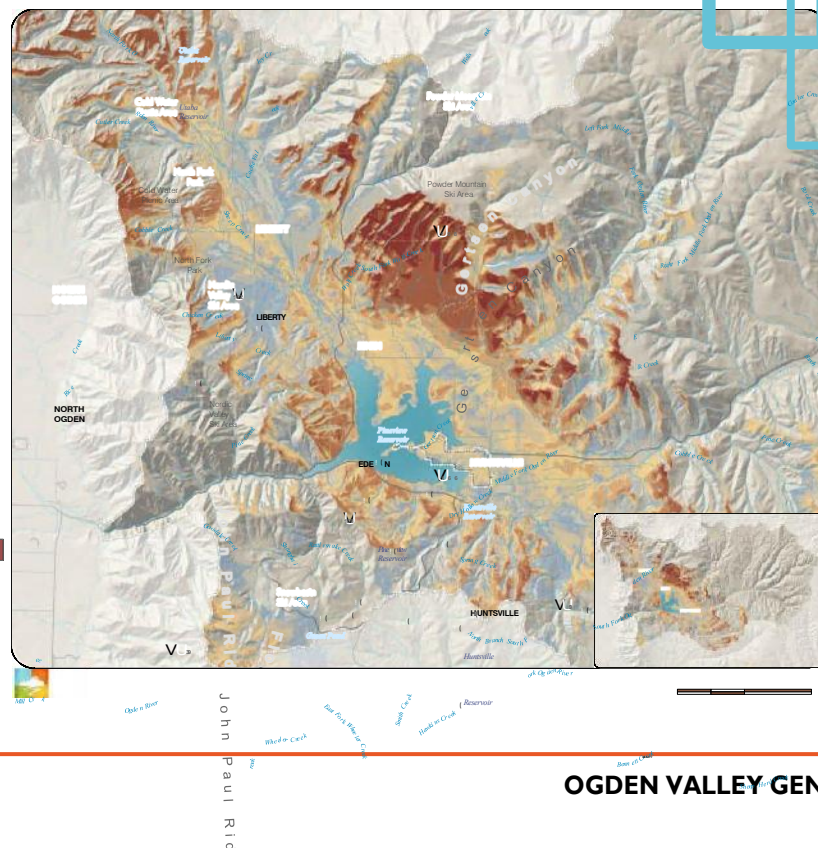
PRESENT AND FUTURE CONDITIONS

Residents feel that the physical features and development patterns of Ogden Valley should be compatible with and complement the natural environment and rural character of the Valley. This element addresses the aspects of the natural and built environments of Ogden Valley that contribute to a distinct sense of place. Ogden Valley contains a mix of developed areas and open spaces. Developed areas include residential and commercial buildings, public buildings, streets, and infrastructure. Open spaces include parks, farms, fields, hillsides, and the mountain backdrop of Ogden Valley. From nearly every point in the Valley, there are beautiful views of the surrounding mountains or Pineview Reservoir. The natural beauty of Ogden Valley is a valuable asset to residents. Residents want to ensure that new development enhances, not detracts from, Ogden Valley's character.

Gateways and Viewsheds

Ogden Valley's natural setting provides opportunities for spectacular views of local agriculture, the mountains, Pineview Reservoir, and the stars in the night sky. The visual values of the Valley are most evident at major entry points, or gateways, and from roadways extending through the community. Residents feel that an important aspect of preserving the Valley's rural character includes maintaining the sense of arrival at Ogden Valley gateways and preserving open view corridors at key points within the Valley. Residents do not want development to be obtrusive or to unduly compromise these views. Gateway areas can also buffer the transition of land uses from open spaces at the gateways to more developed areas.

MAP 2: VIEWSHED ANALYSIS



Source:
USDT Open Data, Updated on September 9, 2014
Accessed on October 7, 2014
Water County
USDT Open Data

Highly Variable

Viewshed

Chico Lake
L/O
Snowbasin
Ski Area
Green Point
Dry Gap





Figure 2: A range of character defining features in Ogden Valley.

Open Space and Agriculture

Integral elements of the character of the Ogden Valley plan area are the open farm fields, grasslands and pastures of the Ogden Valley. In much of the rural west, agricultural areas provide for well-managed open spaces that are enjoyed by residents and visitors to the area. The presence of livestock, farm machinery and isolated farm houses contribute to the rural character of Ogden Valley. Residents generally support the continuation of viable agricultural operations in Ogden Valley as one of the most significant contributions to the rural character of the Valley. Residents understand that farming and other agricultural operations result in noises, smells, periodic obstruction of roads to move farm equipment and other activities that are a part of living in an agricultural area. Threats to agricultural production include availability of water and the spreading of noxious weeds.

Wildlife

Ogden Canyon and the foothills and mountains that surround Ogden Valley provide habitat for a variety of birds and wildlife species. As well, farm fields and the corridors around streams and Pineview Reservoir offer habitats for birds, fish and smaller animals. Many of the mountain wildlife species also frequent the developed areas of Ogden Canyon and Ogden Valley, and the close proximity of birds and wildlife contributes significantly to the rural character of life in Ogden Valley. Although the wildlife is a key character feature of Ogden Valley, the goals and principles to support this feature are located in the Land Use Element of this plan.

Clean Air and Water

Ogden Valley functions as a mountain basin system in which air movement and quality can be highly dependent on regional weather patterns. Ogden Valley residents value the clean air of the Plan area. While the Valley is not completely free of periods of winter inversions it is important to area residents to work to protect the generally good air quality of Ogden Valley, as it

contributes to both the health of the residents and the rural character of the area.

The Valley hydrologic system is also constrained, with limited groundwater recharge areas and highly cumulative impacts to aquifer levels and water quality. Long-term land use decisions must consider these basin-wide limitations.

The surface water resources of the study area, to include Pineview Reservoir, the Ogden River and other streams, springs and ponds, offer recreational opportunities and excellent fish habitat, and contribute to the rural character of the study area. Preserving the quality and function of these water resources is important to residents and landowners.

Ground water resources in the study area are extremely valuable, as most culinary water sources are from wells. There is great concern among residents about over-allocation or pollution of ground water aquifers. To identify potential groundwater source areas, Weber County commissioned a study titled the Characterization of the Groundwater System in Ogden Valley, Weber County, Utah with Emphasis on Groundwater-Surface-Water Interaction and the Groundwater Budget was conducted by the Utah Geological Survey in 2019. Additionally, the Weber Basin Water Conservancy District contracted with Bowen Collins Associates for a Water Supply and Infrastructure Study in 2023. Please refer to the [Utilities and Public Services](#) element for more information regarding water quantity and quality in Ogden Valley.

Dark Sky Preservation

Ogden Valley residents have expressed a strong desire to preserve their legacy dark skies. In 2000, dark-sky lighting and sign ordinances were passed, and in spring 2015, North Fork Park became the world's 21st International Dark Sky Park, constituting a northern anchor for the national parks in Utah that have also been accredited. Astro tourism (a natural companion to agritourism) is an accelerating trend that not only can support the local economy but also can honor Ogden Valley's rural heritage and distinct natural beauty.





Historic Preservation

Ogden Valley has a rich cultural heritage. Several areas within the Valley have played important roles in the early development of Weber County and the State of Utah. Today, the Valley’s history and cultural resources continue to contribute to the Valley’s charm and character. However, little has been formally done to preserve historic structures and resources, and there are no listings on the National Register of Historic Places in the City. Identifying and preserving historical and cultural resources is an important City objective. Valley residents have identified several possible historical and cultural sites including, but not limited to:

The Blacksmith Shop
Chard property
Rhodes property
Brick kilns
Monastery
Old Eden Square

In addition to individual historic and cultural features, the Ogden Valley is rich with history, and the overall geography and historic patterns of development could constitute cultural landscapes³ which provide the richness and complexity of the human story of the area.

The natural setting and built environment of present-day Ogden Valley and Ogden Canyon contribute to the overall character of the study area and can offer guidance for future development.

¹ Utah Department of Transportation, Ogden Canyon Transportation Use Study Phase I Report, September 2015

² Utah Department of Transportation, Ogden Canyon Transportation Use Study Phase I Report, September 2015

³ The U.S. National Park Service offers examples of cultural landscapes as follows: “Examples of cultural landscapes range from a small homestead to a formally designed estate, a country road to a scenic parkway, a school yard to an industrial complex, and a farmstead to a civil war battlefield.”

GOALS, PRINCIPLES, AND IMPLEMENTATION

Gateways and Viewsheds Goal 1: A goal of Ogden Valley City is to protect attractive gateways to Ogden Valley that promote the community character.

Gateways and Viewsheds Principle 1.1: Minimize and discourage visually prominent development at gateways to Ogden Valley.

Gateways and Viewsheds Implementation 1.1.1: Identify gateways into the Valley at each of the six Ogden Valley gateway areas: Ogden Canyon top and bottom, Trappers Loop, North Ogden Divide, Avon Divide, and the Monte Cristo Road. Consider establishing an Ogden Valley Gateway Overlay Zone or similar management tool to manage development in gateway areas.

Gateways and Viewsheds Implementation 1.1.2: Establish design standards for development in the gateway areas. Use landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at each Ogden Valley entrance to welcome visitors and establish the character of the Valley.

Gateways and Viewsheds Goal 2: A goal of Ogden Valley City is to protect the Valley's sense of openness and rural character.

Gateways and Viewsheds Principle 2.1: Encourage the preservation and maintenance of significant trees, shrubs, and other natural vegetation in riparian and other natural areas.

Gateways and Viewsheds Implementation 2.1.1: Provide standards that require development to protect significant vegetation in riparian and other natural areas.

Gateways and Viewsheds Principle 2.2: Encourage creative development designs that preserve natural, agricultural, and other open spaces, including clustered and mixed-use developments.

Gateways and Viewsheds Implementation 2.2.1: Update and strengthen detailed development guidelines that provide key direction and support for best development and management practices.

Gateways and Viewsheds Implementation 2.2.2: Gateways and Viewsheds Implementation 2.2.2: Revise City development standards to require clustering and site planning for all residential developments of [establish the number of units by ordinance] in the Agricultural Protection and Open Space Overlay Zone areas, as referenced in Land Use implementation 1.5.1. Require site planning to minimize site disturbance and lot coverage on large lots (5.25 acres and larger).

Gateways and Viewsheds Implementation 2.2.3: Ogden Valley City should consider requiring the burial of future power distribution lines. ([see Utilities and Public Services implementation 4.1.1](#))

Gateways and Viewsheds Implementation 2.2.4: Revise City development standards to ensure that utility and public facility projects utilize elements such as building materials, fencing and lighting that are compatible with the rural character of the Valley.

Gateways and Viewsheds Principle 2.3: Encourage context-appropriate wayfinding and educational signage and public art in public spaces throughout the Valley.

Gateways and Viewsheds Implementation 2.3.1: Consider development of an Ogden Valley welcome center at the intersection of the Trappers Loop Road and SR 39 to provide information about Ogden Valley, and its history, recreational opportunities, and visitor destinations.



Gateways and Viewsheds Goal 3: A goal of Ogden Valley City is to protect key viewsheds throughout the Valley.

Gateways and Viewsheds Principle 3.1: Protect viewsheds throughout the Valley including views of the mountains and Pineview Reservoir.

Gateways and Viewsheds Implementation 3.1.1: identify important views and viewsheds in the Valley. Use setback and design standards to protect these views.

Gateways and Viewsheds Principle 3.2: Avoid visually prominent structures, hillside cuts, and vegetation removal that alter the visual quality of the Valley’s viewsheds. Ensure that all development minimizes site disturbance and lot coverage and requires effective site restoration, revegetation, and weed control.

Gateways and Viewsheds Implementation 3.2.1: Strengthen City ordinances to revise ridgeline and hillside development standards to ensure that the natural ridgeline form is protected from identified viewpoints throughout the Valley and that hillside development is designed to minimize visual impacts.

Clean Air and Water Goal 1: A goal of Ogden Valley City is to protect the Valley’s air and water quality. [\(See also Residential Development Goal 3\)](#)

Clean Air and Water Principle 1.1: Promote energy-efficient & sustainable development practices to improve and protect air and water quality.

Gateways and Viewsheds Implementation 1.1.1: incorporate air and water quality protection considerations in the development review and approval process.

Gateways and Viewsheds Implementation 1.1.2: Support education, outreach, and voluntary stewardship programs as tools complementary to regulation for protecting water quality and watershed health.

Dark Sky Preservation Goal 1: A goal of Ogden Valley City is to protect the night sky in order to preserve the Valley’s rural character and heritage.

Dark Sky Preservation Principle 1.1: Encourage programs for residential and agricultural dark-sky-lighting compliance.

Dark Sky Preservation Implementation 1.1.1: Review the current dark-sky lighting [ordinance](#) for consistency with dark-sky principle and current technology; identify possible updates. Consider amendments as necessary.

Dark Sky Preservation Principle 1.2: Promote the accreditation of North Fork Park as the world’s 21st international Dark Sky Park, and encourage astro-, agri-, and ecotourism development.

Dark Sky Preservation Implementation 1.2.1: Evaluate current dark-sky sign [ordinance](#) for community character effectiveness and competitiveness with other Amenity West¹ communities; identify possible updates.

¹ Amenity West is a term, coined by Weber State University geographer Jeremy Bryson, used to refer to the resort communities [sometimes called Gateway Communities - see book *Balancing Nature and Commerce in Gateway Communities*] with which Ogden Valley competes e.g., Jackson, Sun Valley, Steamboat Springs, Aspen, Telluride etc.

Historic Preservation Goal 1: A goal of Ogden Valley City is to preserve, promote, and enhance Ogden Valley’s authenticity, history, and heritage.

Historic Preservation Principle I.1: Pursue opportunities that support the preservation of Ogden Valley’s history and heritage.

Historic Preservation Implementation I.1.1: Support a community based initiative to survey, document, and maintain a database of all historic and cultural properties in Ogden Valley City.

Historic Preservation Implementation I.1.2: Support the development of a historic/cultural site protection program to minimize the loss of historic and architecturally significant properties in Ogden Valley City.

Historic Preservation Implementation I.1.3: Require all new commercial and multifamily development or redevelopment to be architecturally and visually compatible with neighboring historic properties. Encourage all new single, two, or three family residential development to be architecturally and visually compatible with neighboring historic properties.



3. LAND USE

Vision: The Ogden Valley community desires a place where land uses support healthy physical, social, and economic interactions. Land uses in Ogden Valley should complement, not overwhelm or compete with, the rural character of the Valley, as defined in the Community Character element vision statement.

PRESENT AND FUTURE CONDITIONS

This chapter examines historical and current patterns of land use and development, as well as growth trends, in Ogden Valley and describes the Valley’s preferred future patterns, as supported by public input, and establishes goals and principles to achieve the desired outcomes. A summary of public involvement and participation is provided in the [Plan Study Appendix](#).

Ogden Valley accommodates a variety of residential, commercial, agricultural, and recreational land uses. The major development pressures over the past two decades have been for new residential and resort development, as well as for some new commercial development. The dominant land uses in Ogden Valley are the open spaces created by ranching, farming, public lands, and natural open spaces. The open lands and scenic beauty of Ogden Valley are major defining features of the Valley and are among the Valley’s most valuable assets. Most of the open lands in Ogden Valley are the hillsides and forests of the surrounding mountains. Much of the Valley floor is agricultural land, which also provides open space and beautiful mountain vistas. Pineview Reservoir also contributes to the open feel of Ogden Valley. Ogden Canyon is known for its natural scenic beauty and historical structures. SR-39 through Ogden Canyon is designated as a Utah Scenic Byway from i-15 to Monte Cristo.

Residential uses in Ogden Valley are predominantly single-family homes and multifamily resort residences. Ogden Valley City contains about 4,745 residential dwelling units. There are individual commercial uses spread throughout many parts of the Valley, but most approved commercial land uses are clustered in Eden, Old Eden, Wolf Creek, the Trappers Loop junction, and the resort areas. For more information about residential and commercial development, see the Residential Development and Housing Element and Commercial Development Element chapters of this Plan.



Growth Trends

The University of Utah Kem C. Gardner Policy Institute estimates that the 2024 population of the area now included in the boundaries of Ogden Valley City was 7,047. Citywide statistical information will be updated as it is made available by the Gardner Policy Institute and U.S. Census Bureau.

Carrying Capacity

The Valley's carrying capacity in terms of traffic, water supply, wastewater treatment, air quality, and recreation and commercial activity are all important considerations for practical limitations on growth and the maintenance of the quality of life in the Valley. The full theoretical buildout permitted under existing zoning cannot be presumed sustainable and is contingent upon demonstrated long-term groundwater capacity and quality. Water availability is also a critical factor, as access for new building may be blocked by legal rights, practical accessibility, and other limiting factors.

Some residents feel that providing infrastructure and facilities before they are needed will induce demand and will stimulate growth prematurely.

Others feel that not planning for services and facilities in anticipation of projected growth will result in system failures, such as roadway overload and adverse effects to water quality. Unlike other jurisdictions, Ogden Valley City is not the primary provider of water or sewer services in the community. The City also does not have jurisdiction over the two main access routes and primary recreation attractions in the Valley. Ogden City's primary tools to affect the locations and rates of development in Ogden Valley are its land-use regulations and control of city roadways.

Regardless of the calculated number of potential new units, there is a strong sense from nearly all Valley residents that the number of possible development units in Ogden Valley is too high, and that development approaching the maximum potential will unalterably change the character of the Valley and adversely affect quality of life. Widespread downzoning of the kind undertaken in 1998 is not a palatable option for Valley residents and landowners. Other ideas to mitigate the impacts of future growth were discussed

existing communities to consolidate development potential away from sensitive areas, but were not broadly supported. Ogden Valley residents have made it clear that growth must be managed in a way that respects the property rights of Valley residents and landowners while preserving the character of Ogden Valley. The goals, principles, and implementation of this General Plan are designed to support a

during the planning process, such as dramatically increasing the developed density of past development existing patterns in order to preserve property rights, minimize the impacts of development that does occur, and protect the features and character of Ogden Valley that residents value.

Most of the zoning districts in Ogden Valley allow for residential uses. Consequentially, residential growth is increasing in areas that were previously primarily used or designated for agricultural activities. Increasing residential uses have resulted in the expansion of infrastructure support services, such as power, roadway networks, and water and sewer systems, in areas where these services did not previously exist. The presence of support services, in turn, makes these areas more attractive and more suitable for additional residential development. This pattern will likely continue without specific directives otherwise; thus, the goals, principles, and implementation of this General Plan are designed to provide voluntary measures for shifting motivation away from developing sensitive lands and prime agricultural or open-space lands.

Overall, Valley residents favor a land-use pattern in which development is clustered in areas separated by open agricultural lands or natural greenbelts. The goals and principles of this General Plan seek to encourage clustering of residential development in most instances. Current City ordinances provide for cluster subdivisions and Master Planned Developments with smaller development footprints and common open areas.

There is sufficient authorized development potential in Ogden Valley to support any future growth scenario. Residents believe that no additional development units should be granted. Many of the zoning-authorized units are in areas that have very low development potential and are unlikely to be developed in the foreseeable future. While broad mandatory downzoning is not supported, voluntary methods to reduce overall development units, particularly in sensitive areas and prime open-space or agricultural areas, could mitigate overall development impacts. Many zone-authorized development units are located on sensitive land and prime open-space or agricultural land, and relocation of this development potential could reduce development impacts and offer better land utilization and efficiency of services.

middle ground between major downzoning and the continuation of



“The goals, principles, and implementation of this General Plan are designed to support a middle ground between major downzoning and the continuation of past development patterns in order to preserve property rights, minimize the impacts of development that does occur, and protect the features and character of Ogden Valley that residents value.”

The overall land-use goals of this General Plan are not significantly different from those of past plans. The principles and implementation steps, however, are intended to be more specific and targeted than in past plans to enable effective implementation and to achieve the Plan’s objectives. In general, future land uses and patterns should be efficient and sustainable, should support a multimodal transportation network, should provide a variety of housing choices, should minimize conflicts between incompatible uses, should integrate new development with existing and planned infrastructure, and should preserve the character of Ogden Valley.



MAP 3: OGDEN VALLEY CURRENT ZONING MAP

GOALS, PRINCIPLES, AND IMPLEMENTATION

Land Use Goal I: A goal of Ogden Valley City is to reduce the overall amount and impact of future land development in the Ogden Valley City planning area.

Land Use Principle 1.1: in general, additional density should not be authorized in Ogden Valley City above that allowed by current zoning.

Land Use Principle 1.2: To the extent allowed by law, development should not occur on sensitive areas including steep slopes, wetlands, floodplains, areas of geological instability, prominent ridgelines, wildlife habitat and corridors, natural riparian areas and natural waterways.

Land Use Implementation 1.2.1: Amend the land use code to require that the development potential of steep slopes (slopes over 30%), wetlands, and floodplains will not be included in project density calculations, nor will be available for transfer pursuant to a program.

Land Use Implementation 1.2.2: The sensitive lands map for Ogden Valley should be updated to incorporate the most recent versions of the Division of Wildlife Resources crucial habitat maps.

Land Use Implementation 1.2.3: In areas of geological instability, consider reducing and moving development rights from the instability in the interest of health and safety. Do not invest in, or accept dedication of, public infrastructure in areas of geological instability.

Land Use Implementation 1.2.4: Prohibit (to the extent allowed by law) development in identified crucial habitat areas and wildlife corridors, on identified prominent ridgelines, and within natural riparian areas and natural waterways. Allow development units for such affected lands to be used elsewhere through cluster development.

Land Use Principle 1.3: Encourage and promote a voluntary reduction in overall development units in Ogden Valley City by such measures as conservation easements, donations of development rights, voluntary downzoning, purchases of development rights, and land purchases.

Land Use Implementation 1.3.1: Enhance and publicize Ogden Valley City's and other organizations' programs to promote conservation easements, donations, and other voluntary measures to reduce overall development units in Ogden Valley City. Help these organizations to partner with the development community to advance the intent of this implementation.

Land Use Implementation 1.3.2: Create subdivision tools that provide design regulations that decrease the required subdivision infrastructure, such as a decreased right-of-way or road cross section, in



exchange for meaningful voluntary reductions of development units. Such decreased infrastructure should be privately owned.

Land Use Implementation 1.3.3: Establish a coordinator's position to promote and educate about conservation easements and other programs, such as TDR and PDR programs, to reduce development intensity.

Land Use Implementation 1.3.4: Pursue funding opportunities for purchase of development rights and open space preservation programs.

Land Use Principle 1.4: Employ mechanisms such as TDRs to reallocate existing authorized development units from less suitable to more suitable locations.

Land Use Implementation 1.4.1: Create an Agricultural Protection and Open Space Overlay Zone for Ogden Valley City. The purpose of the Agricultural Protection and Open Space Overlay Zone is to identify areas in the City where continued agricultural operations and low intensity uses such as open space are most desirable to protect the viability of agricultural operations and the rural character of the community. The Overlay Zone may encourage residential cluster subdivisions or development to be organized as described in Land Use implementation 1.3.2.

Land Use Implementation 1.4.2: Create a TDR ordinance for Ogden Valley City. The purposes of the TDR Ordinance would be to establish a process for reviewing and approving proposals to transfer development rights from the Agricultural Protection and Open Space Overlay areas (sending areas) to locations where additional development could be more appropriate (receiving areas). The TDR Ordinance would establish standards for review and approval of each proposed TDR. Each TDR application would include information including, but not limited to: identification of the lands from which development units are proposed to be removed; identification of the land to which the development units would be moved; the number of development units and type(s) of development proposed; how water, sewer and other services would be provided; and other information specified by the ordinance. Standards for evaluation of the application would include such factors as detrimental or beneficial effects to both the sending and receiving properties; availability of roads and infrastructure; proximity of other development including town centers; the proposed uses and intensity of use; consistency with private covenants; compatibility with surrounding land uses and the extent to which the transfer advances the goals of the General Plan. The resort areas and villages are likely most suitable receiving areas for transferred development units.

Land Use Implementation 1.4.3: Enhance and publicize a register of landowners willing to sell development units. Consider the potential for the transfer of development rights to be considered as a part of the process for acquisition of conservation easements with land trusts and other organizations that acquire conservation easements.

Land Use Implementation 1.4.4: Maintain a database that tracks all transferred, purchased, or retired development rights.

Land Use Principle 1.5: Encourage new development to locate in areas where water and sewer service could be provided by a sewer system. Encourage residential cluster developments with smaller building lots and larger areas of open space for most subdivisions.

Land Use Implementation 1.5.1: Encourage all residential development projects that are located in the Agricultural and Open Space Overlay Zone to be cluster subdivisions ([see also Gateways and Viewsheds implementation 2.2.2](#)). The purpose of the clustering requirement in Agricultural Protection and Open Space Overlay Zone areas is to preserve agricultural operations and open spaces and encourage the transfer of development rights while allowing for reasonable residential development. Monitor the effectiveness of the decided unit-size threshold in accomplishing the objectives of the Agricultural Protection and Open Space Overlay Zone and the General Plan and adjust the unit-size threshold, if necessary, to achieve the desired results.

Land Use Goal 2: A goal of Ogden Valley City is to support continued agricultural operations in Ogden Valley.

Land Use Principle 2.1: Buffer agricultural land uses from new residential uses in Agricultural Protection and Open Space Overlay Zone areas.

Land Use Implementation 2.1.1: Establish development requirements for buffers, such as setbacks, screening, preservation of water sources, and other methods to separate uses and limit interference with agricultural activities, while providing for public safety, for new residential development in the Agricultural Protection and Open Space Overlay Zone.

Land Use Implementation 2.1.2: Consider development and adoption of an Ogden Valley Right to Farm ordinance to protect agricultural operators from claims of nuisance based on the noises, smells and normal operational agricultural activities in Ogden Valley.

Land Use Implementation 2.1.3: Support revisions to County property assessment practices for open spaces and areas in conservation easements to reduce property tax liabilities and encourage continued agricultural operations and preservation of open space.

Land Use Principle 2.2: Protect the function of and maintenance access to irrigation ditches, head-gates and other agricultural irrigation infrastructure.

Land Use Principle 2.3: Enforce required noxious weed control on all properties in the Valley, with specific emphasis on areas disturbed by development.

Land Use Principle 2.3.1: Encourage non-chemical weed management techniques such as grazing abatement.



4. RURAL RESIDENTIAL DEVELOPMENT & HOUSING

Vision: The Ogden Valley community desires a variety of housing types to meet the needs of a diverse population of various income levels, ages and stages of life. Neighborhoods should have convenient access to community amenities and be designed in a manner that protects the valley's character. Residential development should be centered around villages and town centers and designed to provide open spaces and efficient uses of the land.

Housing

Ogden Valley residents desire the City to be a place where families can stay throughout their lifetime and where a variety of housing types is available. Population growth and demographic trends influence Ogden Valley's housing, jobs, transportation, childcare and other important services.

Income, housing unit number and type, and home value statistics are based on the 2024 American Community Survey, produced by the US. Census Bureau. These statistics are released each summer for the previous year. 2025 estimates will be available in the summer of 2026.

The median value of all housing types in Ogden Valley in 2024 was \$839,800, which was well above the state median of \$545,200 and the Weber County median of \$448,700 in the same year. In 2017, the median value of all housing types in Ogden Valley was \$367,400, still well above the state median of \$238,300 and the Weber County median of \$183,100. Note that in 2024, the median value in Ogden Valley was nearly double the median value of the entire county.

Most of the housing units in Ogden Valley are single-family detached homes rather than multifamily condominiums or apartments. Nearly all the multifamily housing units are located in the resort areas of Wolf Creek, and at the bottom of Old Snowbasin Road. This should be a universal requirement for all types of resort development.

Considering the relatively small number of multifamily units and relatively high median price for a single-family home, there may not be enough variety of housing types and prices to encourage young families to locate to Ogden Valley and stay throughout their life, as desired by current valley residents.





Moderate-Income Housing

Moderate-income housing is an important component to the vitality of a community. Providing young families and the aging population with a place to reside provides social and cultural opportunities that benefit all residents. Assisting the market to provide for moderate-income housing will help keep moderate income families from occupying housing that could otherwise be occupied by lower income families, whether in the community or in adjacent communities. It can also help the market provide less uncertainty in housing availability and values.

Utah State law requires the city to provide a moderate-income housing plan as a component of a community’s general plan. Moderate-income housing is a housing unit that households

earning 80 percent of the area median income (AMI) can afford. The State of Utah requires the city to estimate the need for moderate-income housing over the next five years. The city is required to provide an update of the plan’s demographics annually to accommodate for a five-year rolling timeframe.

In 2024, the countywide AMI was estimated to be \$88,515. 80 percent of that would be \$70,812 per year. Households earning at or below this threshold are considered moderate-income households.

A best management financial practice is to ensure a household’s monthly housing cost does not exceed 30 percent of the household’s monthly income. The U.S. Department of Housing and Urban Development (HUD) considers households who pay over 30 percent

monthly income on housing “cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.”⁵

Traditional mortgage lenders will not typically lend over 28 percent monthly household income. A moderate-income household’s annual income of \$70,512 is a monthly income of \$5,901. 28 percent of this is \$1,652. This means that the most a moderate-income household can afford per month for rent or mortgage and utilities is \$1,158.

According to the 2024 ACS, the median income for the Ogden Valley was \$130,145 annually; over \$40,000 more than the Weber County median income of \$88,515. The difference is the result of the lower incomes of inner-city Ogden and immediately surrounding areas.

*Housing Unit means a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters ... in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall.**

*Household means all the people who occupy a housing unit.**

**census.gov*

This imposes a challenge on the City to provide for moderate-income housing for the less wealthy households that work in the valley filling critical roles such as health care, education, and service providers for other full-time residents. Addressing this challenge head-on by creating goals that will encourage housing for households earning 80 percent or less of the countywide median income will facilitate valley residents’ expressed desire for a variety of housing for a variety of life-stages.

⁵ U.S. Department of Housing and Urban Design. Hud.gov.



ESTIMATED SUPPLY

Rental Housing

In 2024, there were 282 households in renter-occupied housing units in the Ogden Valley, which is approximately four percent of the housing units available for full-time occupancy. Additionally, there were 63 vacant units available for rent. The median gross monthly rent was \$1,900. 118 of the 209 households, which is a share of about 56 percent, paid less rent than the moderate-income threshold.

The current trend shows an annual growth rate of renter occupied households of 7.69 percent. If this trend holds, by 2030 the valley will have 403 households in renter occupied housing units, with 66 units vacant and available for rent.

In 2024, 40% of renters in the Ogden Valley were paying greater than 30% of their income to rent. As rental costs continue to rise, renting will become less affordable over the next five years.

Owner Housing

Since 2017, Ogden Valley's median residential real estate value has been increasing at about 4.86 percent, greater than Utah (4.28 percent) and significantly greater than Weber County-wide (2.87 percent). In 2024, the median monthly housing cost for owners in the Ogden Valley was approximately 25.7 percent of the household's monthly income. At current rates, by 2030 an owner's monthly burden will drop to 20.4 percent, following a similar countywide drop in owner-occupied monthly housing expenses. This decreasing trend in both the Ogden Valley and countywide is inconsistent with the rapidly increasing housing costs over the last five years and the slower increases in income, but can be better understood when considering that most current mortgage payments are based on real estate costs that predate recent real estate inflation trends. If only considering new mortgages based on the 2024 median residential real estate value of \$839,800, the median monthly housing cost is closer to \$2,653⁸, which is approximately 56 percent of the median monthly household income. If residential real estate trends from 2015 to 2024 hold true, the median residential real estate value in 2030 is projected to be \$457,700. This will result in a median monthly housing burden for new mortgagees of about \$2,164, which is approximately 32 percent of the

projected 2024 median monthly household income - more than conventional lenders will loan.

In terms of purchasing power, moderate-income households paying 28 percent of their monthly income on housing (\$1,158) could potentially purchase a home valued at approximately \$300,000. Based on the market value assessed by the Weber County Assessor's Office, there are currently 80 housing units, 16 percent of total housing units, valued at or below \$300,000 in the Ogden Valley).

ESTIMATED NEED

From 2026 to 2030, there is a relatively flat annual growth rate in the number of moderate-income households in Weber County. Approximately 39.1 percent of households are at or below the moderate-income housing threshold, and this is projected to remain consistent through 2030.

In the Ogden Valley, there is a steady growth rate of moderate-income households of approximately 1.44 percent per year. However, at the current rate of growth of all households, this is actually trending to yield a lesser share of affordable households by 2030. As of 2024, the Ogden Valley had 546 moderate-income households, which is approximately a 22.4 percent share of all households. Based on current trends, by 2030 this is projected to be 614 households, or an approximate share of 21.0 percent. In order for

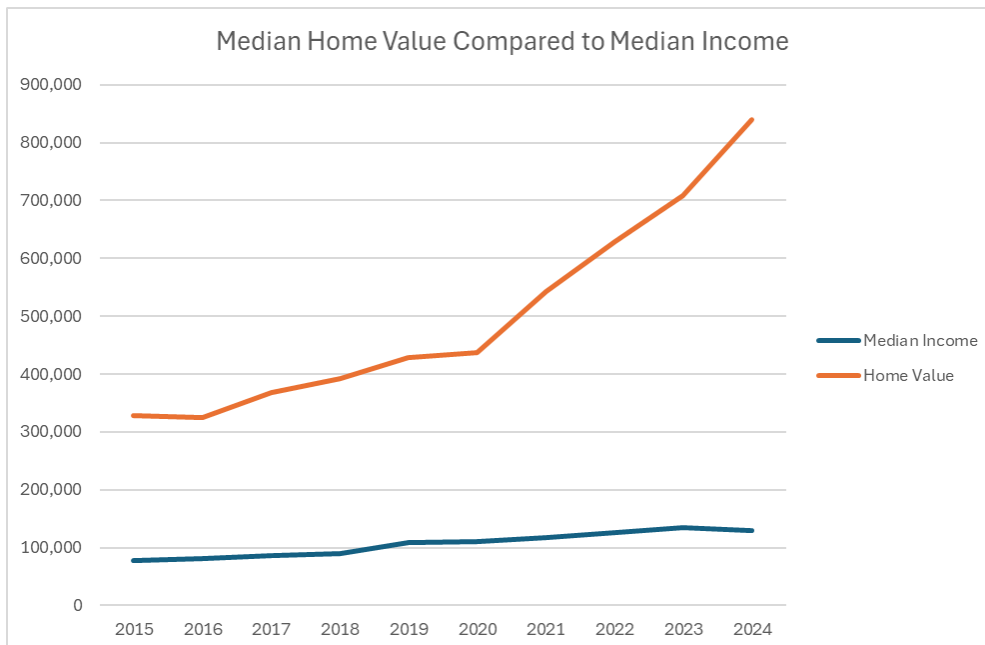
Ogden Valley to carry an annual increase in share of moderate income housing that is proportionate to the increase in share in Weber County (39.1 percent), by 2030, Ogden Valley should provide approximately 173 more moderate-income housing units than existed in 2024, which is 113 more moderate income housing units than trends currently project.

In other words, in order to keep pace with the moderate-income housing growth trends of Weber County, four out of ten new housing units should be affordable to moderate income households.

BARRIERS TO MODERATE-INCOME HOUSING GROWTH

A significant barrier to providing for moderate-income housing is the existing zoning standards in most residential areas of one dwelling unit per three acres or greater. The land values, alone, contribute to unaffordability. Opportunities should be pursued to enable smaller lot sizes in these areas without contributing to valley-wide density. Pursuing smaller land/housing options in village centers and cluster subdivisions or master planned communities will also help. The capacity of the community to provide accessory dwelling units may also contribute to the available stock of affordable housing.

FMedian Home Value Compared to Median Income



GOALS, PRINCIPLES, AND IMPLEMENTATION

Residential Development Goal 1: A goal of Ogden Valley City is to provide housing choices in neighborhoods that will allow residents with a variety of incomes and at different stages of life to live in Ogden Valley.

Residential Development Principle 1.1: Encourage residential development projects to incorporate a mix of housing sizes, types, and prices.

Residential Development Implementation 1.1.1: Revise Cluster Subdivision and PRUD ordinances to require a variety of housing types in development projects larger than 10 acres. Monitor this number and price variability in development projects to determine whether it is either overly burdensome on the development community or impractical in achieving the desired outcome of a mix of available housing types and price ranges, and adjust the unit threshold as necessary.

Residential Development Principle 1.2: Manage accessory dwelling units (ADUs) to allow for affordable housing opportunities without increasing the overall impact of residential development in Ogden Valley. Require one development unit for each authorized ADU.

Residential Development Implementation 1.2.1: Review current City ordinances regarding ADUs to refine standards and establish measures for how ADUs are accounted for in overall zoning.

Residential Development Goal 2: A goal of Ogden Valley City is to pursue additional programs that better capture property tax obligations for properties in Ogden Valley.

Residential Development Principle 2.1: Ensure that all properties in Ogden Valley are taxed at their legal taxable value.

Residential Development Implementation 2.1.1: Implement a program to determine the primary or secondary status of residential properties in Ogden Valley to ensure equitable collection of property taxes for all taxing entities.

Residential Development Implementation 2.1.2: Implement a program to ensure that all land designated agricultural is properly classified to ensure equitable collection of property taxes for all taxing entities.

Residential Development Implementation 2.1.3: Review/revise Ogden Valley City code to address vacation rental taxes.

Residential Development Goal 3: A goal of Ogden Valley City is to protect quality in the Ogden Valley study area.

Residential Development Principle 3.1: Encourage new residential development to employ energy and sustainability standards that reduce energy demand for heating and cooling and result in fewer air emissions.

Residential Development Implementation 3.1.1: Consider establishing incentives for new residential development to meet higher energy and sustainability building standards and techniques to reduce energy demand and resulting air emissions.

Moderate-Income Housing Goal 1: A goal of Ogden Valley City is to support affordable homeownership and rental housing opportunities in Ogden Valley, and maintain the quality of existing single-family housing stock.

Moderate-Income Housing Principle 1.1: Facilitate mix of housing types in new construction in keeping with neighborhood design standards and community sustainability.



Moderate-Income Housing Implementation 1.1.1: Support the Weber Housing Authority's role in developing mixed-use housing projects resulting in additional housing opportunities; where mixed-use development occurs, provide a variety of housing types; require resorts to comply with the Destination and Recreation Resort Zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees; and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.

Moderate-Income Implementation 1.1.2: Develop cluster ordinances that will allow for mixed housing types in compact areas consistent with village area locations on Map 8 and pursuant to small area plans referenced in Development Implementation 1.1.1.

Moderate Income Housing Implementation 1.1.3: Encourage the development of low-to moderate-income housing within or near established cities, towns and village areas in order to protect agricultural lands and provide open spaces within Ogden Valley City.

Moderate-Income Housing Principle 1.2: Maintain the quality of existing single-family housing stock in Ogden Valley.

Moderate-Income Housing Implementation 1.2.1: Support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income homeowners.

Moderate-Income Housing Implementation 1.2.2: Update or provide the necessary tools to enable the City to track (1) the mix of existing housing stock, (2) the condition of existing housing stock, (3) the delivery of existing-housing education to the public, and (4) the availability of local resources for single and multifamily rehabilitation or new construction which facilitates access and affordability for special-needs populations.

Moderate-Income Housing Principle 1.3: Track land use, housing, and the transition of land uses in Ogden Valley.

Moderate Income Housing Implementation 1.3.1: Establish a mechanism to track the condition of existing housing stock in Ogden Valley, including multifamily and single-family residences.

Moderate Income Housing Implementation 1.3.2: Conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in Ogden Valley.

Moderate-Income Housing Implementation 1.3.3: Monitor market data and barriers over time for all housing sectors to ensure prioritization and implementation to meet moderate-income housing plan compliance annually.

Moderate-Income Housing Implementation 1.3.4: Conduct a housing-barriers analysis as part of the annual update for compliance with the moderate-income housing plan. Coordinate this effort with the Weber Housing Authority.

Moderate-Income Housing Principle 1.4: Reduce the illegal short-term rental market's inflation of rental costs throughout the valley.

Moderate Income Housing Implementation 1.4.1: Pursue robust and innovative enforcement mechanisms against owners of known illegal short-term rentals.



5. COMMERCIAL DEVELOPMENT

Vision: The Ogden Valley community desires sustainable and thriving local businesses in Ogden Valley. Ogden Valley capitalizes on recreational tourism to support its economic base. New commercial development should be focused in and near existing commercial areas and resorts. New commercial development should be designed to be compatible with the rural character of Ogden Valley.

PRESENT AND FUTURE CONDITIONS

Most current commercial uses in Ogden Valley are located in Eden, Old Eden, Liberty, Wolf Creek, Trappers Loop junction, and resort areas. These areas are shown on Map 6 as village areas or master planned resort areas. The village areas are shown as ¼ mile circles centered on each area on Map 6. For these purposes, the circles are not intended as growth boundaries, nor as proposed commercial expansion areas, but are the areas within walking distance of each village center.

In addition, there are a number of individual commercial parcels scattered throughout the Valley. Approximately 87 acres in the Valley, outside the resort areas, are zoned for commercial uses; approximately 12 acres are zoned for gravel extraction; and approximately 8 acres are zoned for manufacturing. Ogden Valley is a 15-minute drive from Ogden City, so most retail purchases by Ogden Valley residents are made outside the Valley.

Ogden Valley is a year-round playground, with Pineview Reservoir and numerous hiking opportunities, as well as three ski resorts, snowmobiling, and cross-county trails. The Valley is becoming a vacation destination, with many second homes and vacation rental services, such as AirBnB and VRBO. Valley residents are concerned that high levels of visitation will affect life in the Valley with little economic benefit to Valley residents and businesses. Residents support additional diversity in businesses located in the Valley, but there is little support for significant new business activity unless it is located in already zoned commercial areas.

Employment

Among employed Ogden Valley residents, 72% work in Weber County and 28% work outside the County. The average commute for those who work outside the Valley is 34 minutes, which suggests that although many Valley residents work in the County, they work outside the Valley. Residents have expressed a desire for more employment

opportunities in Ogden Valley to reduce commuting times and to provide opportunities for younger Valley residents. Residents don't generally support extensive job creation in the Valley, but would like employment opportunities to be available in already zoned commercial areas, and by increasing opportunities for working from home.

Commercial Locations

The types of commercial activities and character of the commercial areas are distinct from area to area. Old Eden has a unique historical character and a community-oriented town center. Small local retail establishments border the western and northern streets of Eden Park. The commercial structures in Old Eden, although different in architectural style, rely on historical details and character and provide an attractive, walkable commercial center. The Eden town center is considered the main commercial center in Ogden Valley. Oriented around the intersection of SR 158 and SR 162, this area contains many service-oriented businesses, such as a dentist office, the post office, and the only grocery store in the Valley. The Eden



area is automobile-oriented and lacks open public gathering spaces. The Trappers Loop junction area is not as concentrated as the other commercial centers and contains a mix of mostly retail establishments of different eras and designs, although the approved master plan for Snowbasin includes a large commercial area at Trappers Loop and SR 39. The resort and Wolf Creek commercial areas are thematically tied to the resorts and focus on providing services to visitors, but also provide some services to residents.

Residents desire that new commercial development be located and clustered in one of the existing commercial areas, or within master-planned resort areas. Residents support housing near villages and commercial areas, and in commercial areas in mixed-use developments. Residents would also like for commercial development in each area to have a consistent design theme. In the Old Eden area, residents would like to have new commercial development properly scaled and designed to be consistent with the existing pedestrian-friendly historical character. New commercial development in all areas should be compatible with the rural character of Ogden Valley and should provide for an appropriate transition between commercial and surrounding land uses.

With Ogden City located so close to the Valley, additional retail development has not been much of a concern for Valley residents. As the population grows and tourism increases, however, future demand may be restricted by available commercial zones. Residents generally support the expansion of retail commercial activity to provide additional convenience for residents and capture some of the economic potential of the high levels of visitation, but they prefer to continue relying on nearby urban areas for most retail goods, particularly from big-box and chain retailers. Residents generally support the growth and expansion of local retail and businesses that are clustered in existing commercial areas and planned and designed to complement the character of Ogden Valley.

Commercial Design

Ogden Valley has a variety of commercial structure designs, from the mountain modern office building in Eden, to the log cabin retail building next door. Although this diversity provides a sense of uniqueness in the Valley, residents have expressed a strong desire for better design coordination, improved pedestrian spaces, and greater emphasis on quality architecture and landscape design for commercial buildings and areas. Similar to design strategies for new resort villages recommended in the Ogden Valley Recreation Element (Weber County 2005:157), new projects in the commercial areas defined above should adopt designs that reflect Ogden Valley's existing historical rural character and land use patterns. For example, agrarian architectural themes like barns, farmhouses, and gable-ended structures and historic patterns are useful design considerations to ensure that new commercial development blends into the Valley. Ogden Valley residents expressed a desire for horizontal¹ mixed-use development, as long as the development is compatible with surrounding uses in height, design, and location. Mixed-use developments would be located in the identified commercial areas. Mixed uses are valuable for accommodating a greater intensity of use on less land, as well as for encouraging multiple options for transportation such as walking or bicycling, which improves health and air quality.

Mining

Mining in the Ogden Valley planning area permitted by either a land use permit or a conditional use permit in the F-5, F-10, F-40, and G zones. As a conditional use, mining is allowed anywhere in the applicable zone district, with conditions to minimize detrimental effects. Mining operations can produce significant off-site impacts and, even with appropriate mitigating conditions, may be incompatible with existing land uses in many areas of the Ogden Valley City limits.

¹ Horizontal mixed-use combines single-use buildings on distinct parcels in a range of land uses within one area. Horizontal mixed-use offers the advantage of sharing utilities and amenities within a walkable block. This variety of uses allows for people to live, work, play and shop in one place.

MAP 4: COMMERCIAL LOCATIONS/VILLAGE AREAS

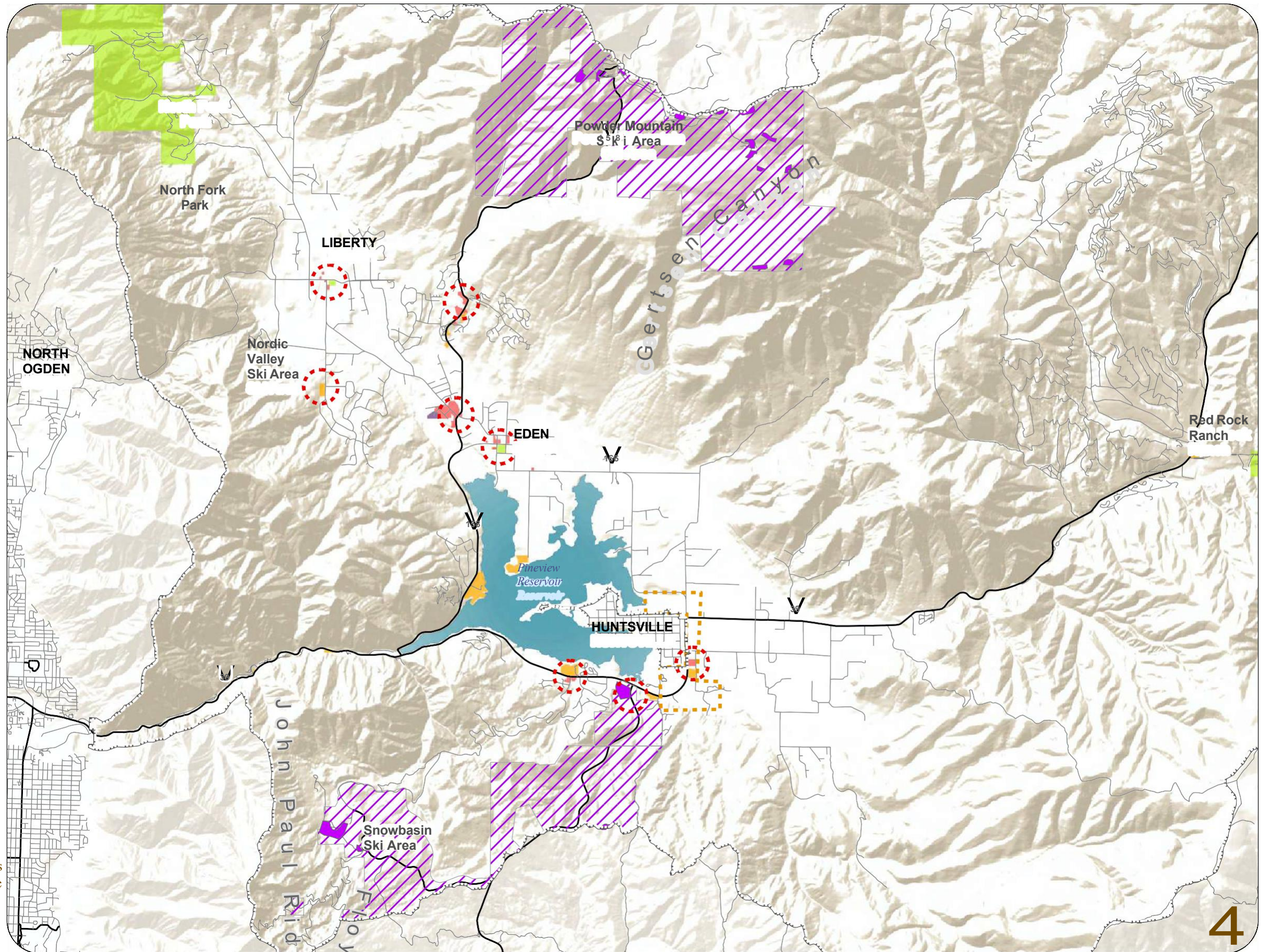
This map was part of the initial 2016 GP, and is provided for illustration only, and shall not control with respect to future village number or locations

Legend

-  Ogden Valley Boundary
-  Lakes
-  Parks
- Roads**
-  State Route
-  Local Road
- 2015 Zoning/Master Planned Areas**
-  CV-1, Commercial Valley
-  CV-2, Commercial Valley
-  CVR-1, Commercial Resort
-  MV-1, Manufacturing
-  DRR-1, Resort
-  Resort Master Planned Comm/Mixed-Use**
- Future Planning**
-  Village Area*
-  Huntsville Annexation Area

* The village areas are shown as ¼ mile radius circles centered on each area. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

** Master Planned Commercial/Mixed-Use areas are for representative purposes only. See specific resort master plans for exact alignments.



Source:
Weber County
USGS Open Data
Accessed on September 2015



Commercial Locations & Village Areas



INTENTIONALLY LEFT BLANK FOR PRINTING PURPOSES

GOALS, PRINCIPLES, AND IMPLEMENTATION

Commercial Development Goal 1: A goal of Ogden Valley City is to ensure that the location of retail and commercial development is consistent with Ogden Valley’s rural character.

Commercial Development Principle 1.1: Limit all new commercial development in Ogden Valley City to the village areas, as shown on Map 8. Avoid scattered and strip commercial and retail development patterns in the Valley.

Commercial Development Implementation 1.1.1: Prepare small area plans for each area designated as a village on Map 8 to describe their form and function (possible examples: highway oriented, mixed-use, resort, small neighborhood commercial, etc.). Small area plans should identify defining attributes and appropriate design standards, identify future potential adjacent expansion areas, and plan for multi-modal and active transportation to and within each area, as may be appropriate. The village areas are shown as ¼ mile radius circles centered on each area on Map 8. For these purposes, the study areas are not intended as growth boundaries, but are the areas within walking distance of each village center.

Commercial Development Implementation 1.1.2: Require new commercial or mixed-use development to locate on property currently zoned for commercial uses. Avoid rezoning new property to commercial or manufacturing until such time that the community supports it. Future commercial or mixed-use rezoning should only be considered adjacent to existing commercial or mixed-use zoning in a manner that creates village clusters and avoids strip commercial along highway corridors.

Commercial Development Implementation 1.1.3: Encourage voluntary downzones (or, when in the interest of health and safety, consider mandatory downzones) of properties currently zoned commercial that are outside of the resort areas and areas designated as a village on Map 8.

Commercial Development Principle 1.2: Focus on creating vibrant village areas. Encourage public spaces and plazas within villages that can accommodate cultural and social events and that can function as community gathering areas. Promote and extend the walkable, interconnected pattern in the Valley and extend non-motorized trails and pathways to commercial village areas.

Commercial Development Implementation 1.2.1: As also provided in the Transportation Element Streetscape implementation 1.1.1, develop and adopt multimodal streetscape cross sections for village areas, and implement key elements during programmed road maintenance and upgrade projects. Evaluate current commercial development standards in Ogden Valley to ensure opportunities for internal walkability and connections to the trail system.


Commercial Development Goal 2: A goal of Ogden Valley City is to ensure that the design of retail and commercial development is consistent with Ogden Valley’s rural character.

Commercial Development Principle 2.1: Require new commercial development to conform to community design standards to ensure compatibility with the character of Ogden Valley and to provide for aesthetic and functional transition to surrounding residential and agricultural areas.

Commercial Development Implementation 2.1.1: As part of small area planning, revise City design standards to adopt more detailed and specific commercial design standards that specify building materials, style elements, colors, dark sky lighting, walkability, landscaping, signage, open spaces, public features, and building height and orientation. Acceptable style elements may include agrarian architecture, Old West or mine-town architecture, or mountain rustic architecture elements that are prevalent in Ogden Valley (Figure 16).



Figure 16: Examples of architectural style elements ¹

<p>Mountain Rustic</p>	<p>The use of natural materials such as stone, wood, and/or heavy timbers as exterior building materials is encouraged. Metal is used for roofs and accessory features, such as light posts.</p>			
<p>Agrarian</p>	<p>Reflecting the building traditions of the early 20th century. Buildings are simple, incorporating barn elements such as pitched roofs and wood or metal siding. Colors are usually earth toned with white accents.</p>			
<p>Old West/Mining</p>	<p>Characterized by varying rooflines to breakup the building mass, typically “capping” the building. The use of wall mounted signs or painted signage integrated into the facade. Brick and wood materials encouraged.</p>			

¹ images are for reference only. Architecture styles should follow goals and principles in this General Plan.

Commercial Development Principle 2.2: Prohibit big-box-style development in Ogden Valley.

Commercial Development Implementation 2.2.1: Amend City ordinances to limit the maximum square footage of retail businesses in Ogden Valley, or develop design standards to mitigate negative visual impacts. Monitor the demand for additional retail sales in the Valley to determine a possible future need for larger retail businesses.

Commercial Development Principle 2.3: Ensure that all signage in Ogden Valley is compatible with the context of the sign’s location and the rural character of Valley.

Commercial Development Implementation 2.3.1: Evaluate and revise the commercial sign standards for Ogden Valley to promote dark sky lighting and a consistent design theme that is compatible with the rural character of the Valley.

Commercial Development Implementation 2.3.2: Develop an Ogden Valley community signage plan with an identifiable theme for noncommercial signs in the Valley. Consider including a plan for wayfinding signage for the Valley.

Commercial Development Goal 3: A goal of Ogden Valley City is to ensure that higher intensity uses, such as industrial and mining activities in Ogden Valley City, are both located and regulated in a manner that minimizes adverse impacts and preserves the rural character of the community.

Commercial Development Principle 3.1: Ensure that higher intensity uses are appropriately governed in a manner that minimizes adverse impacts on the rural character of the Valley.

Commercial Development Implementation 3.1.1: Amend allowed uses in each zone to eliminate uses that are incompatible with the purpose and intent of the zone or are in conflict, with the provisions of this General Plan.



6. TRANSPORTATION AND MOBILITY

Vision: The Ogden Valley community desires a transportation system that enhances mobility, reduces congestion, and meets air quality standards without disturbing existing land uses. The transportation system will have an active transportation component that connects and enhances bike and pedestrian facilities throughout the region.

PRESENT AND FUTURE CONDITIONS

State highways are the main access ports and the backbone of intra-Valley travel, including to Snowbasin and Powder Mountain Resorts. City roads connect the communities together and the North Ogden Divide is a county road. There are three main access points to Ogden Valley from the Wasatch front: (1) Interstate 84 to State Route (SR) 167 Trapper’s Loop, (2) SR 39 up through Ogden Canyon, and (3) North Ogden Divide. Two smaller access ways into Ogden Valley include Avon Divide and Monte Cristo (SR 39), which are both closed during the winter. Ogden Valley’s main internal transportation routes include SR 39, SR 158, the Huntsville to Eden Road, the Eden to Liberty Road, and the Wolf Creek Road (SR 158). The Valley transportation network connects East Huntsville, Eden, Liberty, Wolf Creek, and Nordic Valley.

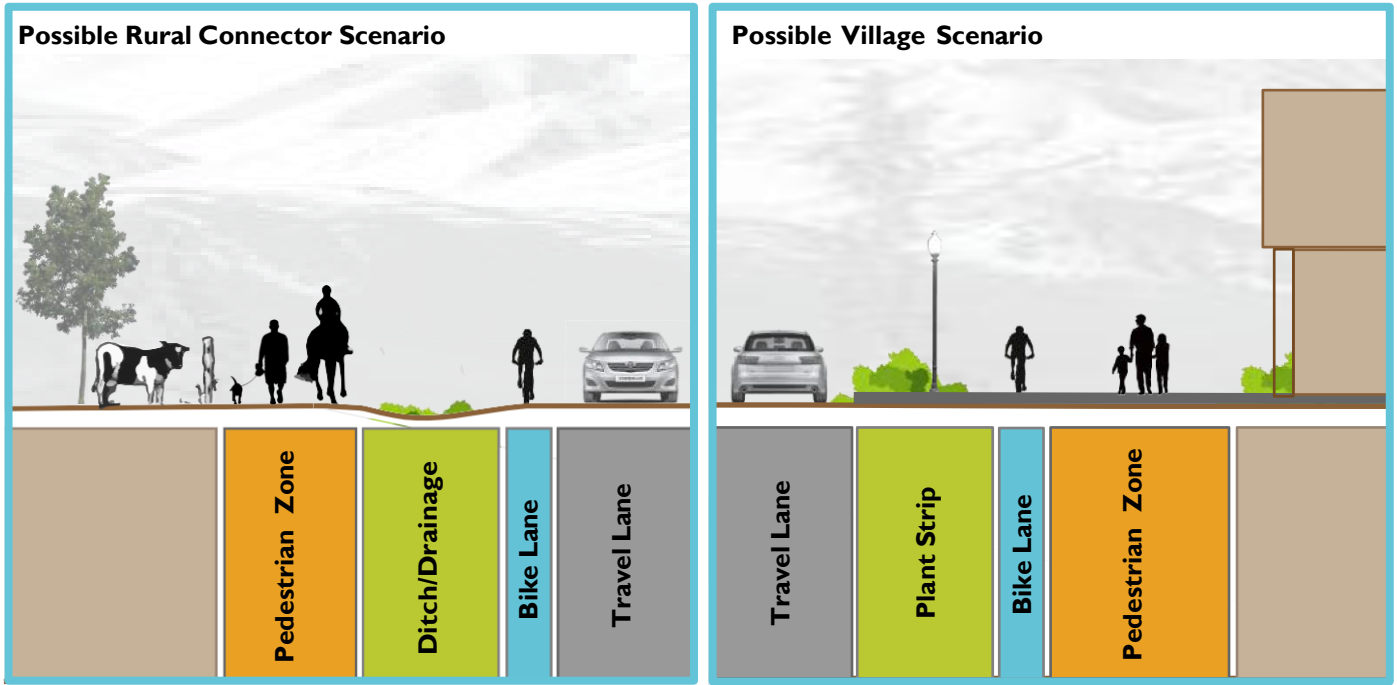
Ogden Valley continues to experience population growth, in addition to an increase in tourism in the summer and winter. A popular recreation activity for residents of the Wasatch Front is simply “taking a drive” to Ogden Valley, along with visitation to the recreation spots of the Valley. This level of traffic to, from, and around the Valley, particularly on busy weekends, is a challenge for the existing transportation network. Residents expressed concerns that population growth is creating traffic congestion, necessitating improvements to existing roads and possibly construction of new roads. Residents expressed concern that increasing traffic in Ogden Canyon could result in road improvements that would adversely affect the character of the Canyon. To address growth pressures on Ogden Canyon, residents support increasing capacity of Trapper’s Loop. Residents support mechanisms that encourage traffic to use Trapper’s Loop rather than Ogden Canyon. Overwhelmingly, residents do not support widening of SR 39 through Ogden Canyon to address congestion and capacity concerns.

Streetscape Design and Rural Character

The form of the existing transportation network and the design of transportation facilities play a role in the identity and character of Ogden Valley. There are no stoplights, no four lane roads, and only one fourway stop sign in the Valley. Residents prefer the rural character of roadways in Ogden Valley, and the absence of stoplights was specifically mentioned as a desirable feature. A key road planning objective is to maintain and improve existing roadways before constructing new ones. For future infrastructure improvements, a roundabout is preferred instead of the existing four-way stop and as an alternative to future stoplights. Residents are also overwhelmingly unsupportive of any new “belt route” type roadways in the Valley. Although the desire to maintain the Valley’s character is important, so is the desire for a safe, efficient, and well-maintained transportation system to serve residents and visitors.

Valley residents would like to see more consistency in the design of public structures and facilities. Ogden Valley’s street system includes a fairly uniform rural design. The rural roadways (paved surface, dirt shoulder, and irrigation ditches) lead to rural neighborhood streets. Over time, Valley residents would like to see consistent standards and patterns for pedestrian ways, bike paths, signage, and other road-related features. The needs of pedestrians and active transportation users should be a significant consideration in streetscape design, such as for adequate bike lanes and sidewalk or pathway widths. Street lighting, landscape design, and streetscape design are elements for which the public desires to see more coordinated and consistent design in order to provide visually appealing connections among Valley areas and to enhance safety. Residents support maintaining a 6-foot paved shoulder on all major roadways.

Figure 4: Possible Streetscape Scenarios



Access

Emergency access to the Valley was a major topic of discussion during the public involvement process, as well as during stakeholder interviews with the Weber Fire District. For example, if North Ogden Divide is blocked for construction and Ogden Canyon has a marathon, it presents a great concern for emergency responders from outside the area.

Transit Accessibility

Residents expressed a desire for greater choice in transportation options, whether it is a shuttle connecting them around the Valley, a bus with a park and ride to go to Ogden, or improved bike infrastructure. A well-balanced transportation system is critical to sustaining a high quality of life. With continued population growth, the number of residents commuting outside the Valley for work, and limited transit options available, challenges can be expected of the existing transportation network. Car ownership and total vehicle miles traveled in the United States and Utah has decreased in recent years, while alternate modes, such as bicycle commuting and transit ridership has increased. Valley residents seem to follow this trend in action, but also in verbally expressed desires. Current transit services are limited to the ski-resort shuttle buses and a van pool operated by Hill Air Force Base for base employees. Public transit service is seen as a challenge.

Bicycle and Pedestrian Connectivity

The provision of sidewalks and bike lanes is an important feature of maintaining the rural character of Ogden Valley. Specifically, sidewalk and bike connections should be made between destination areas and neighborhoods.

Active transportation is popular in Ogden Valley. Many people already ride their bikes and walk around the Valley for recreation, and the trails are becoming very popular. Residents support establishing and maintaining non-motorized active transportation facilities, including bike paths, walkways, and other opportunities, as part of the overall transportation system within the Valley and between destinations.

in particular, residents support the completion of a bike path around Pineview Reservoir and the establishment of bike lanes and pedestrian pathways in conjunction with Valley roadways. To enhance the bicycle network, new bike lane signing and pavement markings on major roads are recommended.

in May 2010, Weber County and Weber Pathways teamed to develop the Weber County Cooperative Pathways Master Plan, which outlines goals, visions, and policies for active transportation in the County. Similarly, the 2013 Ogden Valley Pathway Master Plan focused exclusively on Ogden Valley and outlined 35 trail and pathway projects. Residents support ongoing efforts by the County to work with Weber Pathways to implement the goals of these plans.





image Credit: <http://travelingtroy.com/wp-content/uploads/2012/08/Walk-from-indian-Trail-on-Ogden-Canyon-Rd.jpg>

Weber County Planning

Weber County prepared a 2015 draft Ogden Valley Transportation Master Plan (TMP), which has not been formally adopted as of the publication of this General Plan update. The scope of the transportation plan is limited to County roadways and does not address state routes. The TMP recommends that future streets be laid out in an interconnected pattern to ensure convenient access and reduce congestion. An inventory of all signs and crosswalks was also completed, and extensive traffic volume data was gathered. The draft TMP reports that, as of the date of the TMP, all of the County roadways in the Ogden Valley General Plan study area are operating at acceptable levels of service, and are expected to continue to do so in the foreseeable future.

The TMP makes a number of recommendations to protect the levels of service on County roadways and to make improvements in anticipation of future growth. Some of those recommendations include extending several existing roads to increase connectivity in the Valley; building a new arterial; and realigning and re-routing several existing roads. Residents are concerned that these recommendations are based on unrealistic projections of growth in the Valley, and should not be implemented in the foreseeable future.

Transportation Planning

The main access points to Ogden Valley are the Utah state highways over Trapper's Loop and up through Ogden Canyon, over which UDOT has jurisdiction and management responsibility. UDOT plans for future road improvements through its short-and long-range planning. UDOT prepares long-range plans for its traffic regions and allocates future projects to phases that indicate the relative priority and timing of future projects. The long-range plans also indicate whether funding has been identified or committed to complete the projects. A key goal of Valley residents is to more effectively communicate their preferences for future roadway development to UDOT.



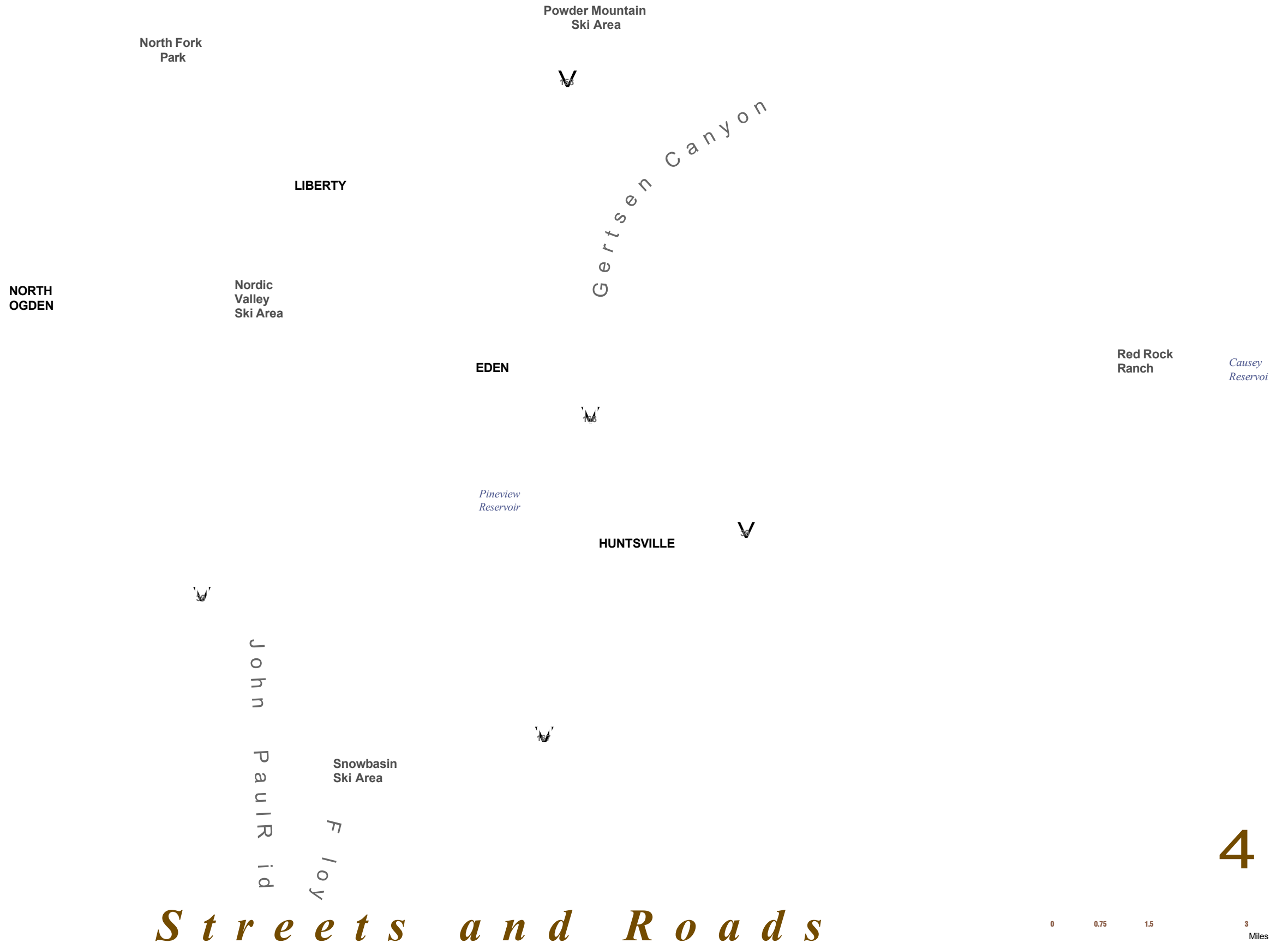
Legend

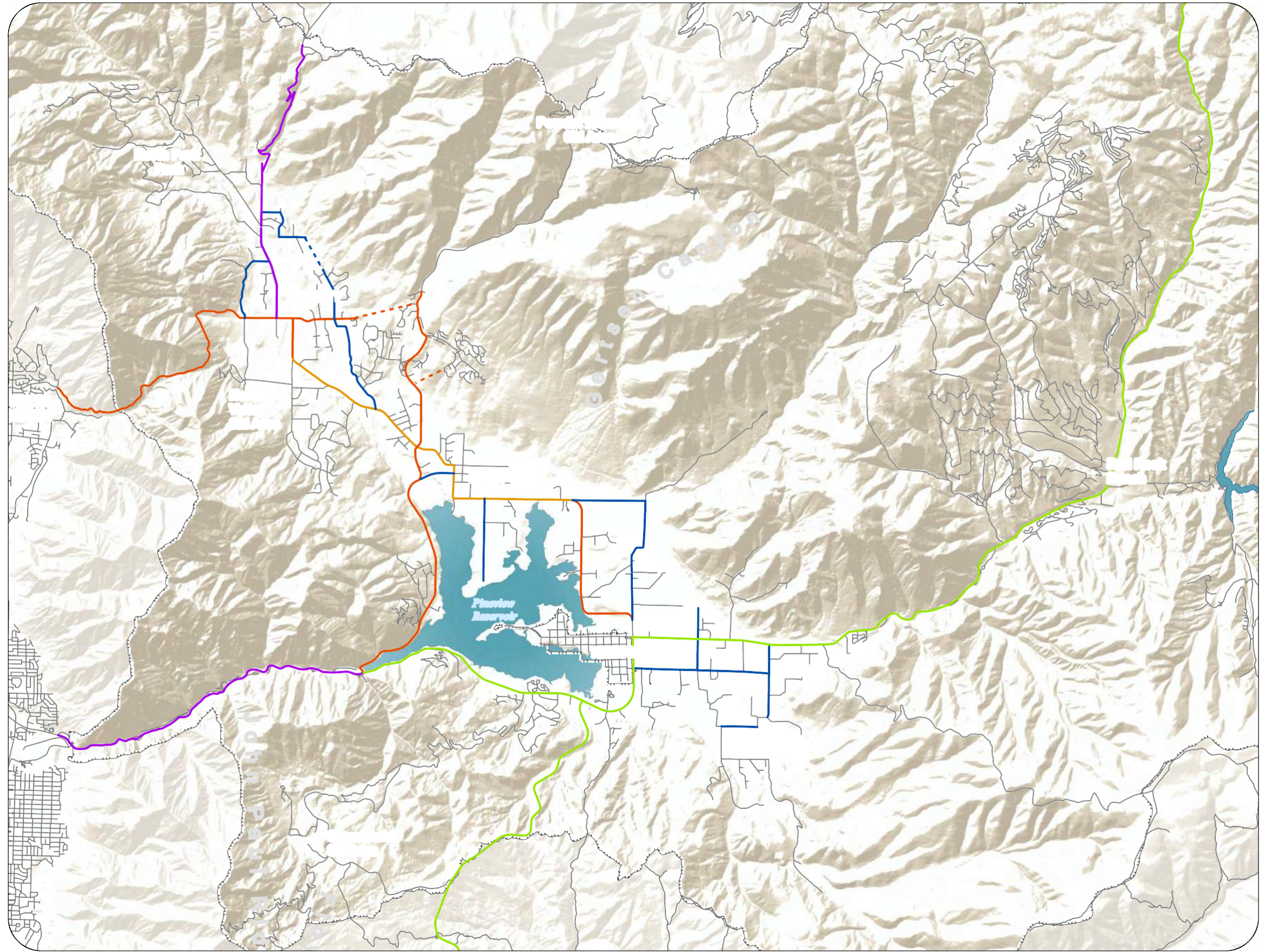
-  **Ogden Valley Boundary**
-  **Lakes**
-  **Local Roads**
-  **Minor Collector, 66'**
-  **Proposed Minor Collector, 66'**
-  **Minor Arterial, 66'**
-  **Collector, 80'**
-  **Proposed Collector, 80'**
-  **Rural Major Collector, 100'**
-  **Arterial, 100'**

* The roads indicated on this map as "proposed" with dashed lines are not decided alignments. They are only representative of future road-network connections.

Source:


UDOT Open Data, Updated on September 9, 2014
 Accessed on October 7, 2014
 Weber County
 USGS Open Data





MAP 6: OGDEN VALLEY ACTIVE TRANSPORTATION

Legend

-  Ogden Valley Boundary
-  Lakes
-  Trailhead
-  Proposed Trailhead
-  State Route
-  Local Road
-  Existing Recreation Trail
-  Proposed Recreation Trail

Active Transportation

-  Proposed Category 1: Cycle Track with Barrier or Proposed Category 2: Buffered Bike Lane
-  Existing Category 2: Bike Lane
-  Proposed Category 2: Bike Lane
-  Proposed Multiuse Pathway
-  Existing Multiuse Pathway

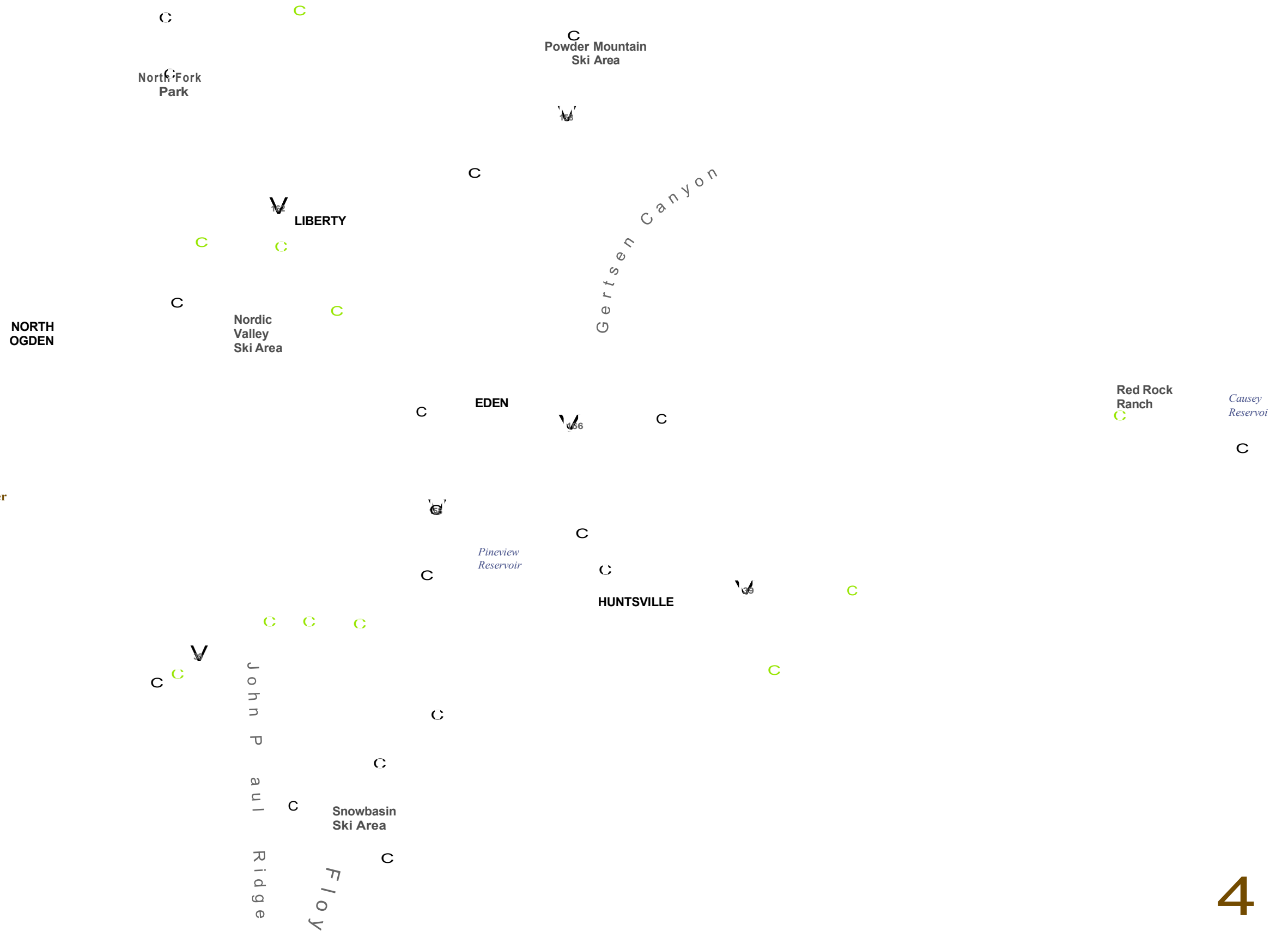
Note: When considering [active transportation](#) and recreation routes, also view the Ogden Valley General Plan Recreation Map. The Recreation Map shows recreational trails.

* The routes indicated on this map as "proposed" with dashed lines are not decided alignments. They are only representative of future connections.

Categories refer to NACTO classifications. Refer to the Ogden Valley General Plan Study for additional information.

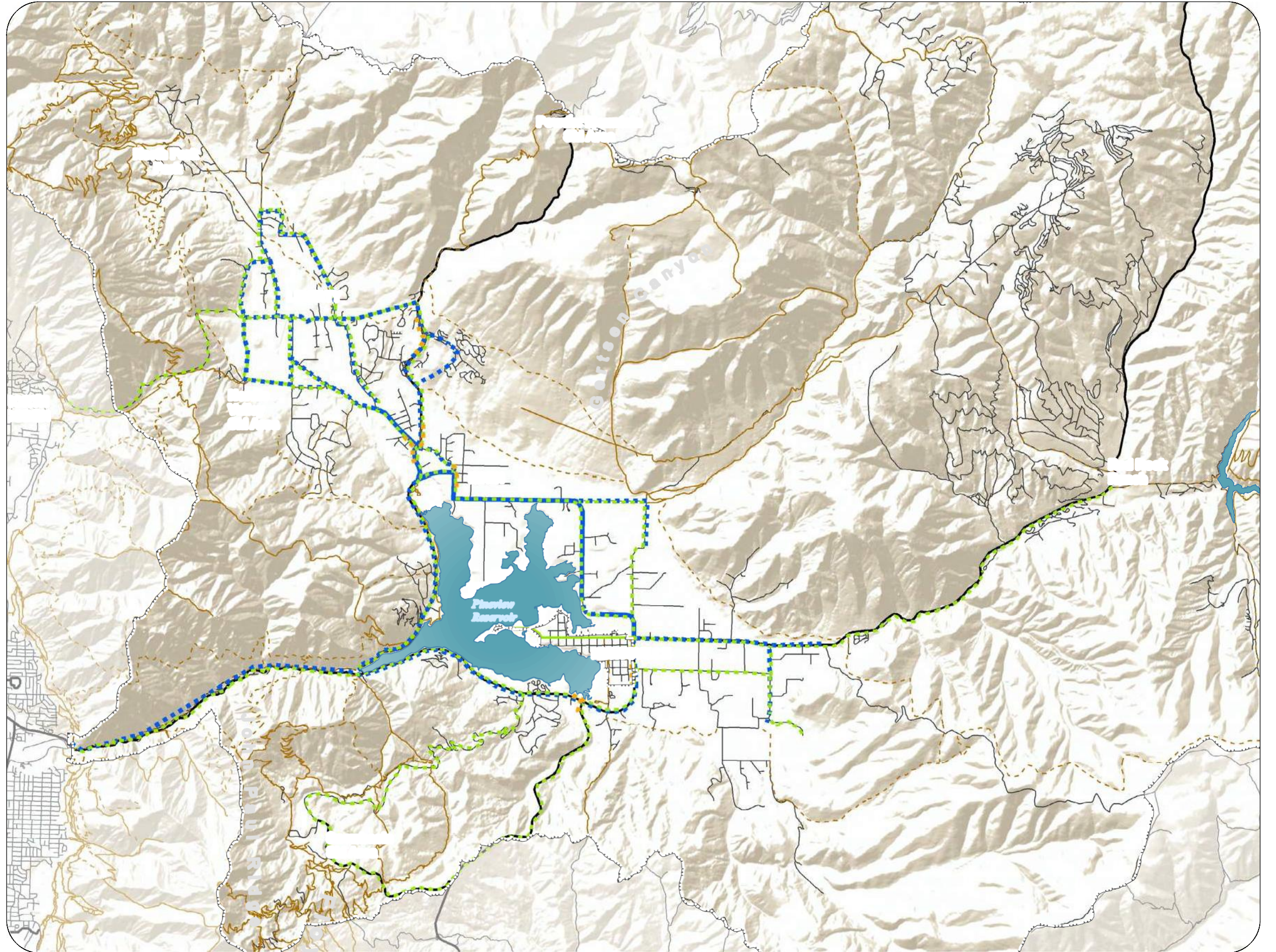
Source:

UDOT Open Data, Updated on September 9, 2014
 Accessed on October 7, 2014
 Weber County
 USGS Open Data



Active Transportation





GOALS, PRINCIPLES, AND IMPLEMENTATION

Transportation Goal 1: A goal of Ogden Valley City is to ensure that Ogden Valley has a transportation system that enhances mobility and connectivity, reduces congestion, and meets air quality standards without disturbing existing land uses.

Transportation Principle 1.1: Create a Transportation Master Plan for Ogden Valley to respond to the values and vision of Valley residents.

Transportation Implementation 1.1.1: Conduct additional traffic studies and monitor growth rates and locations in Ogden Valley regarding the timing, scope, and locations of Valley roadway improvements planned in the draft TMP.

Transportation Implementation 1.1.2: improve the City’s Capital Facilities Plan to determine the timing, funding, character and locations of future improvements to the Ogden Valley City roadway system.

Transportation Principle 1.2: Provide for maintenance-efficient road design that minimizes the number of Valley road miles, steep grades, and poor drainage.

Transportation Implementation 1.2.1: Provide development ordinances that require that new road infrastructure directs traffic to existing State highways in as efficient a manner as possible.

Transportation Implementation 1.2.2: Consider noise impacts and possible mitigation measures during development review.

Transportation Principle 1.3: Support the development of on-street, street-adjacent, or street-alternative active transportation facilities and infrastructure in Ogden Valley as an integral part of the Valley’s transportation system.

Transportation Implementation 1.3.1: Pursue opportunities to create active transportation infrastructure in a well-planned system throughout the Valley that fosters a culture of non-automobile alternatives for short community trips. These opportunities include new street design and maintenance projects, as well as new development projects. Coordinate with UDOT during its design and maintenance projects to support active transportation alternatives.

Transportation Implementation 1.3.2: Adopt lane classification categories outlined in the National Association of City Transportation Officials (NACTO) Utah Bicycle Infrastructure Best Practices. See the [Plan Study Appendix](#) for classification categories.

Transportation Implementation 1.3.3: Support the efforts of Weber Pathways to implement the goals of the Ogden Valley Pathway Master Plan.

Transportation Implementation 1.3.4: Support completion of the multi-use pathway around Pineview Reservoir.

Transportation Implementation 1.3.5: Encourage bicycle friendly signage throughout the City.

Transportation Principle 1.4: Support development of regularly scheduled public transit into and out of Ogden Valley.

Transportation Implementation 1.4.1: Work with UTA, the resorts and other partners to provide summer and winter busing and shuttles to offer residents and visiting recreationists an alternative to driving to Ogden Valley during times of peak visitation.

Transportation Implementation 1.4.2: Explore all avenues to establish a year-round public transit system to and from and through Ogden Valley.



Transportation Goal 2: A goal of Ogden Valley City is to support maintenance of efficient and functional gateways into Ogden Valley.

Transportation Principle 2.1: Coordinate with UDOT on planning for all highways affecting Ogden Valley to inform UDOT decision making on timing and locations of investments in state highways that serve Ogden Valley.

Transportation Implementation 2.1.1: Review UDOT’s long-range plan for Ogden Valley and develop a response outlining the preferences of Valley residents.

Transportation Implementation 2.1.2: Participate in and monitor the findings of UDOT’s ongoing Ogden Canyon Study. Consider the study’s recommendations for possible future [General Plan amendments](#).

Transportation Implementation 2.1.3: Only support UDOT road development that is consistent with the rural character of Ogden Valley, including provisions for [active transportation](#) elements along all UDOT highways.

Transportation Principle 2.2: Ensure that planning for Ogden Canyon recognizes its importance as a historical and recreational visitor destination, protects the historic, cultural, recreational and natural resources of the Canyon, and respects the rights of Canyon residents.

Transportation Implementation 2.2.1: Develop techniques to discourage the use of Ogden Canyon as the major access to Ogden Valley and encourage the use of Trappers Loop.

[Streetscape Design Goal 1: A goal of Ogden Valley City is to provide roads and streets in Ogden Valley that enhance community character.](#)

Streetscape Design Principle 1.1: Ensure that Ogden Valley roads and streets have a cohesive design that promotes traffic calming and enhances community character.

Streetscape Design Implementation 1.1.1: Develop and adopt multimodal streetscape cross sections for villages based on the small area plans referenced in [Commercial Development Goal 1](#), and implement key elements during programmed road creation, maintenance, and upgrade projects. During small area planning, consider the need for traffic calming measures, reduced speed limits, consistent landscaping and lighting, and other public improvements.

Streetscape Design Implementation 1.1.2: Establish comprehensive streetscape standards for new residential streets and rural connector roads in Ogden Valley, including multimodal considerations, paving patterns, and other public improvements.

Streetscape Design Implementation 1.1.3: Develop intersection designs that utilize roundabouts rather than stop signs and lights. Encourage UDOT to do the same.

Streetscape Design Principle 1.2: Coordinate highway design with UDOT.

Streetscape Design Implementation 1.2.1: Work with UDOT to develop street and highway cross sections that are consistent with all Ogden Valley City highway cross section designs, including support for village road design and [active transportation](#).

7. UTILITIES AND PUBLIC SERVICES

Vision: The Ogden Valley community desires adequate utilities and public services that provide for the current and long-term needs of the community. Ogden Valley City and other governmental agencies will provide infrastructure and services to support local roads and streets, paths and trails, and schools and parks.

PRESENT AND FUTURE CONDITIONS

The capacity and quality of utilities and public services significantly affect the quality of life enjoyed by those who live, work, and own property in Ogden Valley. Population growth and increased visitation will increase the demand for utilities and public facilities and services. As the population increases, it is important to ensure that demand for services does not exceed the supply and that the expansion of utility infrastructure is planned to accommodate future needs. This is especially critical in Ogden Valley, which is experiencing infrastructure challenges that affect livability for residents. Residents are concerned that large-scale infrastructure projects may stimulate growth in Ogden Valley. The community consensus is that utility infrastructure development should be available when it is needed but should not drive growth, and that planning for future utility services should observe the limitations of the water and soil resources of the Valley.

Pineview Reservoir, the centerpiece of the Valley, and the South Fork of the Ogden River have both been Designated by the USDA Forest Service as Category One Watersheds, which exhibit high geomorphic, hydrologic, and biotic integrity. As such, the type of effluent and runoff that is permitted into them is regulated and culinary use, septic discharge, and wastewater treatment effluent should be carefully monitored to maintain the high-quality resources these waters provide to the community.

The goals and principles presented in this element are designed to support planning for adequate utility and public services, either during the land development process or through appropriate government programs.

It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the Valley. Most utilities and public services require a substantial investment that must be planned well in advance of the need for the services. Who will make the investment and where the facilities are to be located are major factors in determining the amount, location, and type of growth that Ogden Valley can anticipate.

Residents of Ogden Valley rely on individual water and sewer systems and on private companies and special-use districts to develop, operate, and maintain most of the Valley's water, sewer, and electric power utility services. Public services other than water and sewer are provided by governmental entities and districts. Planning, zoning, and general administrative services are provided directly by Ogden Valley City. Fire and emergency response services are provided by Weber Fire District, while police service is provided by the Weber County Sheriff's Office. The schools in Ogden Valley are within the Weber School District.





Image: Credit: Buck Swaney



Culinary Water

Ogden Valley residents expressed great concern over the availability and quality of culinary water sources. For this reason, Weber County partnered with the Utah Geological Survey to provide a hydro-geological study of the Ogden Valley watershed aquifers, the Characterization of the Groundwater System in Ogden Valley, Weber County, Utah, with Emphasis on Groundwater-Surface-Water Interaction and the Groundwater Budget in 2019. Additionally, the Weber Basin Water Conservancy District contracted with Bown Collins Associates in 2023 on the Ogden Valley Water Supply and Infrastructure Study. A number of the residents and businesses in Ogden Valley rely on private water wells and developed springs for culinary (drinking) water service, but many residents depend on water service from approximately 83 individual water companies, according to the best estimate available from the Weber County Health Department. Wolf Creek Water and Sewer District, Eden Water Works, and Liberty Pipeline Company are among the larger providers. Each water company has a limit on the number of customers it can serve, based on its public water system certification. Apart from authorized capacity, water service companies are limited by the production capacity of their water sources, primarily wells, and several have experienced deliverability problems in the past, despite having fewer customers than their authorized capacity.

Whether through development of additional private sources or expansion of community water systems, Ogden Valley's projected growth will require additional culinary water and new water infrastructure. Groundwater is expected to be the primary source of additional culinary water. Surface water can be treated for culinary uses, but the construction and operation of water treatment facilities are expensive.

Ogden Valley City currently plays no direct role in supplying culinary water in Ogden Valley. Valley water service providers generally work together to coordinate their efforts and share information, but they plan to remain independent for the foreseeable future. The large number of independent water providers and lack of centralized data sharing make responding to water shortages and coordinating Valley-wide water supply planning difficult.

Weber County convened the Ogden Valley General Plan Water Subcommittee during the planning process to bring together water service providers to discuss water rights, water supply, culinary and secondary water

that County policies should encourage culinary water service from existing companies rather than a proliferation of new companies and that new water sources should be developed and tested, or that the developer obtain a will-serve commitment from an existing water provider, before property is platted for development. The City may consider requiring additional proof of existing water rights before subdivision approval. The Subcommittee supports the basin-wide water study to quantify the Valley's water budget and identify potential groundwater source areas. Planning questions relating to water supply should be revisited and policies adjusted.

Wastewater Management

Most residences in Ogden Valley are served by individual septic drainfield systems¹. Sewer service is also provided by six sewer districts and eight sewer companies. Utah state law requires that community sewer service must be provided by a "body politic," either a service district created by the County Commission or the Commission itself. The Commission may create a special district and delegate sewage control to the board of that district, while maintaining some control when it comes to the boundaries of the district. For community sewer systems that are not governed by a district, the County would remain the body politic.

The Weber County-created sewer districts include Durfee Creek

"It is important that new development pay its fair share of the cost of expansion of utility infrastructure and provision of services to newly developed areas of the Valley."

Sewer District, Powder Mountain Water and Sewer District, Wolf Creek Sewer Improvement District, Nordic Valley Sewer District, Green Hills Sewer District, and Huntsville Hollow Sewer District. The sewer companies for which the County Commission remains the body politic include Emerson Hills, Bailey Acres, Hawkins Creek, Basin View, Pineview West, Trappers Crossing, Ski Lake Sewer District, and Mountain Sewer. Although the County Commission either governs service, and the hydrogeologic character of Ogden Valley and its watershed. A summary of the Subcommittee's discussions and conclusions is presented in the [Plan Study Appendix](#). The Water Subcommittee generally agreed

the body politic or supervises the delegated sewer districts, there is currently no Valley-wide sewer district or coordinated sewer system infrastructure planning. As of April 2026, the City Council and Weber County are discussing the appropriate future of the sewer companies and districts currently overseen by the Weber County Commissioners.

Residents are concerned that continued development with septic drain field systems could degrade water quality in the future. The 2005 Weber County General Plan Recreation

¹ To use a septic system, a building lot must be at least 20,000 contiguous square feet of less than 25% slope if the culinary water supply is from a community water system, or 1 to 1.75 acres of land if culinary water service is from an individual well. There must also be room on the parcel for a wellhead protection zone and a replacement drainfield in case the initial drainfield fails.

Element recommends that the County encourage the development of limited-capacity sewage treatment systems in conjunction with development in identified village and resort areas. The City will require Health Department comment on the density and cumulative nitrate loading risk of subdivisions using

septic systems. Where groundwater vulnerability is identified, clustering or alternative technologies may be required.





Surface and Stormwater Management

The installation and maintenance of surface and stormwater management infrastructure is generally the responsibility of the developers and homeowners of

development projects in Ogden Valley. As with sewer and water service, there currently is no Valley-wide entity for the planning and operations of surface/stormwater management facilities. Ogden Valley experiences thawing and freezing cycles every spring that result in overland surface sheet flows outside the developed areas. As property development has increased in areas that block the natural drainage to the reservoir and irrigation practices have changed, stormwater sheet flow runoff has become a more significant problem. Ogden Valley City will apply for and begin implementing its Storm Water Management Plan in July 2026.

Electric Power

Ogden Valley City neither owns nor operates power-generating facilities, nor does the City distribute electric power. Rocky Mountain Power provides this service in Ogden Valley. Rocky Mountain Power owns and operates a high-voltage transmission line in the northern part of the Valley, and new power distribution lines will be extended in the future to support new growth. The community suggests that new power distribution lines be installed underground to preserve the Valley's viewsheds.

Public Safety

The Weber County Sheriff has a precinct office near Huntsville which provides public-safety patrol in Ogden Valley. Weber Fire District Station 62, located in Eden, and Station 65, located near Huntsville, provides fire and emergency response services. Response to major incidents is supplemented by units responding from fire stations in the lower valley, as well as through automatic and mutual-aid agreements which Weber Fire District

maintains with other fire agencies. Valley residents feel that existing public-safety services in Ogden Valley are good, but they are concerned that increases in Valley population and additional development in remote areas of the Valley will strain these services in the future.

As development continues with increasingly larger and more complex residences and commercial projects, the availability of water for fire suppression activities will become a larger challenge. Planners and developers will need to remain flexible and allow for different construction materials to be used in order to accommodate for the lower fire flow rates in some areas of Ogden Valley. Building and fire codes have accommodations for these alternative construction materials and types.

A rising concern for public safety is the increasing number of structures being developed within the "wildland-urban interface" area. In these locations development interacts with the undeveloped hillsides and wooded areas, increasing the potential for wildfires with substantial property damage.

Public Schools

Ogden Valley is in the Weber School District. Snowcrest Junior High School and Valley Elementary are both located in Eden. Valley residents have expressed a desire to have a high school in Ogden Valley to avoid the need to travel from Ogden Valley².

² According to the Big Ideas Survey, which can be found in the [Plan Study Appendix](#).



GOALS, PRINCIPLES, AND IMPLEMENTATION

Utilities and Public Services Goal 1: A goal of Ogden Valley City is to understand the hydrology, service areas, capacities, facilities and planning for water and sewer services in Ogden Valley City.

Utilities and Public Services Principle 1.1: Although Ogden Valley City has no direct regulatory role, it should support communication among water and sewer service providers to coordinate the planning for and delivery of culinary water and sewer services in a manner that pursues the possibility of an eventual valley-wide sewer and water system plan.

Utilities and Public Services Implementation 1.1.1: Ogden Valley City should initiate the creation of a voluntary Ogden Valley water and sewer services forum to provide a forum for the exchange of information, resolution of service issues, advocacy for consistent standards and management, and cooperation in the planning for and delivery of culinary water and sewer services.

Utilities and Public Services Principle 1.2: Ogden Valley City will require that adequate water and sewer services are available as a condition of approval of all future developments.

Utilities and Public Services Principle 1.3: Support conservation of water resources.

Utilities and Public Services Implementation 1.3.1: Verify that the goals, principles, and implementation measures of this Plan are consistent with the findings of the Ogden Valley Watershed Hydrogeology Study conducted by Utah Geological Survey.

Utilities and Public Services Implementation 1.3.2: Explore water conservation techniques and education, such as public outreach, metering secondary water, increasing block rate structures, water-wise landscaping, turf grass reduction incentives, etc.

Utilities and Public Services Implementation 1.3.3: Identify unpermitted wells and coordinate with Division of Water Rights to enforce permitting and drilling standards and governance.

Utilities and Public Services Implementation 1.3.4: Ogden Valley City will encourage the Weber Basin Conservancy District to verify that clear evidence exists that the impacts of an exchange application can be mitigated.

Utilities and Public Services Implementation 1.3.5: Pursue the research of scientifically sound methods to monitor and evaluate groundwater levels and groundwater quality trends and incorporate such considerations into subdivision development approval requirements.

Utilities and Public Services Goal 2: A goal of Ogden Valley City is to encourage alternatives to septic drainfield systems.

Utilities and Public Services Principle 2.1: New developments in the village areas ([reference Commercial Development Implementation 1.1.1](#)) and the resort areas should connect to existing sewer facilities or provide limited-capacity sewage treatment facilities for identified service areas. The facilities should be designed to be expandable to accommodate additional development in the village or resort areas. New residential developments not proximate to existing sewer service areas should employ clustering and provide limited capacity advanced sewage treatment facilities.

Utilities and Public Services Principle 2.2: Develop subdivision design requirements that consider septic system density and cumulative nitrate loading risk. Where groundwater vulnerability is identified, consider clustering or alternative wastewater management technology requirements.

Utility and Public Services Principle 2.3: Consult with DWQ regarding options and standards for expanding wastewater disposal capacity in Ogden Valley.



Utilities and Public Services Goal 3: A goal of Ogden Valley City is to improve surface and stormwater management in Ogden Valley.

Utilities and Public Services Principle 3.1: Ogden Valley City should pursue a program to construct swales or improve natural swales in the more rural areas of the Valley to intercept overland flows outside the development areas.

Utilities and Public Services Implementation 3.1.1: Existing natural swales and ditches should be identified and mapped as part of the development project review process, and measures should be taken to either protect or relocate ditches and swales to preserve their function and reduce the potential for overland sheet flows.

Utilities and Public Services Implementation 3.1.2: New stormwater management facilities should be designed to serve multiple purposes in addition to stormwater retention and detention (such as ground water recharge, wildlife habitat, aesthetics, etc.) and complement the rural character of the Valley.

Utilities and Public Services Principle 3.2: Provide for the planning, design, and construction of more advanced and attractive retention and detention facilities to minimize off-site stormwater effects.

Utilities and Public Services Implementation 3.2.1: Complete and implement a stormwater management plan for Ogden Valley.

Utilities and Public Services Implementation 3.2.2: Amend City ordinances to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects and provide other public benefits.

Utilities and Public Services Implementation 3.2.3: Require stormwater management concept plans for all development.

Utilities and Public Services Implementation 3.2.4: Encourage limiting impervious surfaces on residential lots.

Utilities and Public Services Implementation 3.2.5: Require on-site management for stormwater runoff.

Utilities and Public Services Implementation 3.2.3: Employ techniques such as financial security and performance measures to ensure proper completion and maintenance of stormwater facilities.

Utilities and Public Services Goal 4: A goal of Ogden Valley City is to reduce impacts of utility construction and operation in Ogden Valley.

Utilities and Public Services Principle 4.1: Plan future electric utilities to reduce visual impacts.

Utilities and Public Services Implementation 4.1.1: Ogden Valley City will consider requiring the burial of power distribution lines within new development. ([Reference Community Character Gateways and Viewsheds Implementation 2.2.3](#))

Utilities and Public Services Implementation 4.1.2: To the extent that additional aboveground high-voltage transmission lines are necessary in Ogden Valley, they should be located within existing transmission line corridors, as is feasible, to reduce visual impacts.

Utilities and Public Services Principle 4.2: Require appropriate mitigation of the impacts of all utilities.

Utilities and Public Services Implementation 4.2.1: Employ techniques such as financial security and performance measures to ensure proper completion, site restoration, maintenance, and weed control of utility facilities, corridors, and rights-of-way.



Utilities and Public Services Goal 5: A goal of Ogden Valley City is to improve public safety in Ogden Valley.

Utilities and Public Services Principle 5.1: Educate the public regarding life safety, including fire prevention and fire codes.

Utilities and Public Services Implementation 5.1.1: Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland Urban Interface in Ogden Valley and amend development ordinances to require notice of proximity to the interface.

Utilities and Public Services Implementation 5.1.2: Provide education on fire-wise planning, including building materials and landscaping.

Utilities and Public Services Implementation 5.1.3: Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

Utilities and Public Services Implementation 5.1.4: Ensure that all development has adequate fire flow and fire flow storage.

Utilities and Public Services Principle 5.2: Maintain the ability of the community to respond promptly, efficiently, and effectively in the event of a major natural or human-caused disaster.

Utilities and Public Services Implementation 5.2.1: Conduct ongoing public outreach regarding procedures and plans to be followed in the event of an emergency.

Utilities and Public Services Implementation 5.2.2: Provide funding for programs such as the Community Emergency Response Team to conduct public education about emergency preparedness for all types of emergencies.

Utilities and Public Services Implementation 5.2.3: Provide for emergency shelter and supplies to adequately serve the population in the event of a disaster.

