

OGDEN VALLEY GENERAL PLAN UPDATE SCENARIOS



WELCOME

WHAT IS SCENARIO PLANNING?

During the workshop, the project team will work with you to identify key strategies for guiding future development in harmony with broad, agreed-upon goals and principles from the Vision Document. Three land-use scenarios will be developed, highlighting opportunity areas of the Valley. These scenarios will illustrate key opportunities, relationship to open space, and transportation connections.

Scenario planning allows Ogden Valley to look to the future and explore possible outcomes of variety of options and actions. Internal and external influences are considered, as well as costs and benefits of different scenarios, (e.g. housing or transportation costs). Through the process of developing and evaluating a series of future scenarios and the outcomes they produce, a preferred scenario can ultimately be identified.

GENERAL PLAN TIMELINE



HOW DO I MAKE A DIFFERENCE?

- 1** **Review the scenario maps** and consider what life might be like in each future scenario. Help us sharpen the scenarios to address opportunities.
- 2** **Tell us what you think** are the most important priorities, what scenario(s) you like the best, and what strategies we should focus on.

VISION PRINCIPLES

The Vision Principles defined in the Ogden Valley General Plan Vision are used as a guiding framework for each scenario. Please think about Vision Principles as you consider each scenario. Then let us know how you feel the scenario addressed that principle.

- Recognize and respect private property rights.
- Promote a strong sense of pride in the Valley's history and heritage.
- Ensure that development is compatible with the Valley's scenic beauty, rural character, and natural resources.
- Provide available housing that meets the need of all income levels, family types, and stages of life.
- Realize the broader economic and employment opportunities in the Valley.
- Enhance quality recreational opportunities and investment.
- Promote agricultural land and open space preservation.
- Ensure transportation and transit plans for travel to, from, and within the Valley support community character and growth objectives.

SCENARIO: BUSINESS AS USUAL

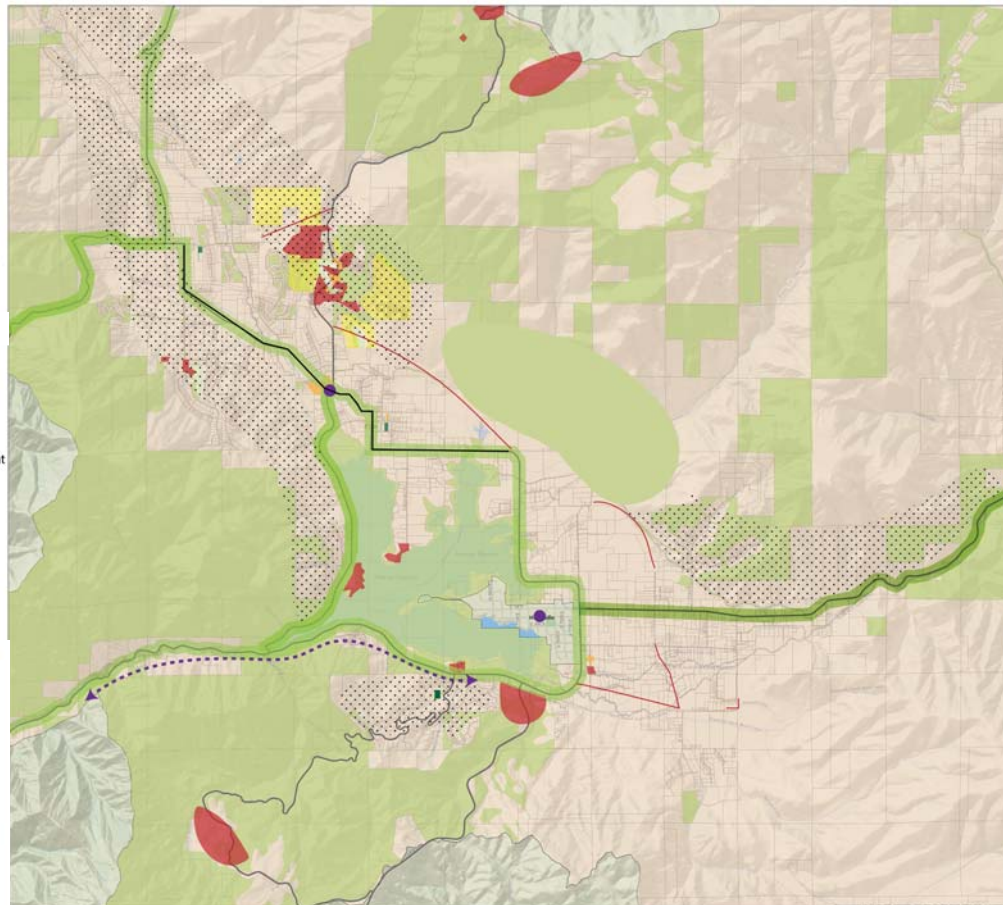
Primary Goal: Minimal Regulatory Change

Land Use Focus: Rural Subdivisions with Little Commercial

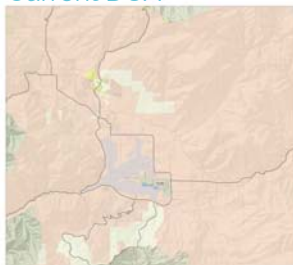
Where and How: Evenly dispersed throughout the Ogden Valley following current zoning standards with sensible modifications.

This Scenario is a low-intensity rural subdivision format that extends current land-use trends, including people-per-household and houses-per-acre, to the undeveloped portions of the Valley. Commercial and industrial development maintains this same proportioning. Minor, sensible modifications to this zoning are made to optimize outcomes. Park and Trail investments are made consistent with the 2005 Recreation Element. No transit accommodation is envisioned.

BUSINESS AS USUAL



Current DUA



SCENARIO: VILLAGES AND FARMS

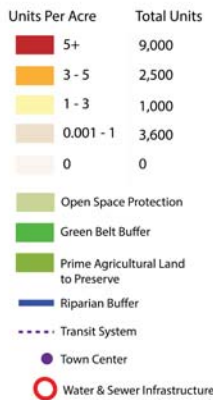
Primary Goal: Maximum Character Protection

Land Use Focus: Open Spaces with Mixed Use Village Centers

Where and How: In 9 small, connected village nodes, which are clearly buffered by open spaces and agricultural lands.

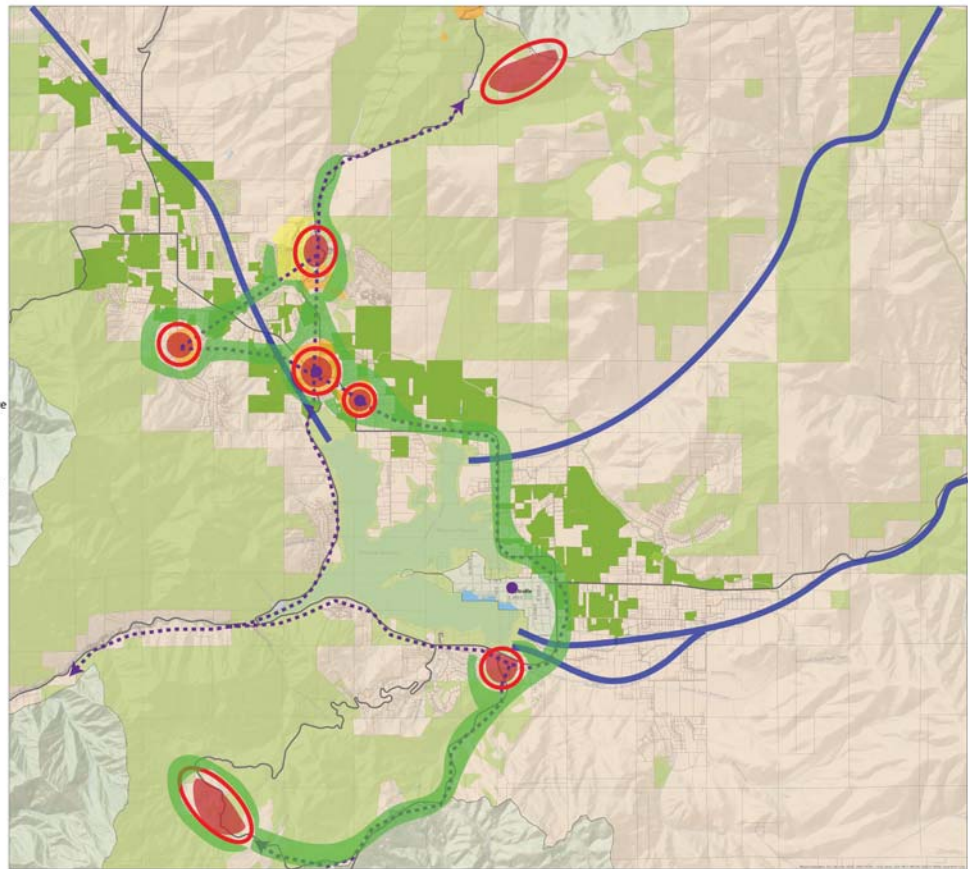
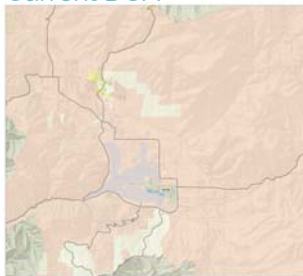
This Scenario is an open-space preservation oriented format that focuses most future development into existing village centers. Village centers would be dispersed throughout the Valley, building upon current infrastructure and design, and would be carefully buffered by open space “green belts” with designed village interconnections. Recreation and tourism activity is accommodated largely by the trail networks that interconnects the Village Centers, including nodes at recreation areas like Snowbasin and Powder Mountain. Bus or shuttle connectivity within the Valley is envisioned.

VILLAGES AND FARMS



Huntsville maintains its own planning function that is independent of this process. This process will produce planning goals for land surrounding Huntsville.

Current DUA



SCENARIO: TOWN CENTERS

Primary Goal: Self-Sufficient Valley Economy

Land Use Focus: Diverse Residential and Commercial Land-use Allocations

Where and How: In 4 focused, fully-functional town centers that accommodate more intense development with a greater variety of land uses.

This Scenario is a sustainable local economy format that focuses on creating diverse commercial and employment opportunities within the Valley. These opportunities would be sharply concentrated into 4 major town centers that are connected by quality commerce infrastructure. The Town Centers would supply the employment and service needs of most Valley Residents. Recreation and tourism activity are increasingly captured and promoted as economic opportunities from within the Valley. Major transit investment between town centers, and to Ogden City is envisioned.

TOWN CENTERS

Units Per Acre	Total Units
5+	12,000
3 - 5	4,500
1 - 3	300
0.001 - 1	3,600
0	0

- Preserve Existing Character
- Viewshed Preservation Area
- Undeveloped Residential to Send
- Open Space Priority
- Light Industrial
- Gondola
- Major Mass Transit
- Bus
- Mixed Use Town Center
- Utility Service Area

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