



Stakeholder Interview Summary

The plan relies on broad community input to be truly representative of public interest and desires. On September 26 and 29, 2014, the consultant team held one-on-one interviews with a cross-section of community representatives and leaders. These half-hour long conversations focused on Ogden Valley's greatest challenges and opportunities, thoughts about the future, and aspirations for the Plan. Additional interviews were conducted as needed and as requested throughout the General Plan process.

Who are the Stakeholders?

All property owners, users, government agencies, districts, and entities with a regulatory role are proper stakeholders for this project. Stakeholder interviews are an ongoing process, and we are open to listening to the ideas and concerns of all, and will meet personally with anyone interested in participating in the planning project.

How were they identified as stakeholders?

Several lists were put together using the County's understanding of Valley Interests: A list of regulatory entities (e.g., the fire department, the County departments, Commissioners, etc.); a list of thought and opinion leaders (e.g., tourism and economic development, VCRD, GEM); a list of general interests (e.g., hospitality, real estate, major developers, and dark skies, and business owners); were all developed, and citizens were interviewed generally.

Representatives from the following agencies, organizations, and groups participated in interviews about the General Plan:

- Weber County Assessor
- Weber County Auditor
- Weber County Commission
- Weber County Economic Development Partnership
- Weber County Engineering Department
- Weber County Parks Department
- Weber County Planning Commission
- Weber County Recorder
- Weber County Surveyor
- Weber County Treasurer
- Weber Fire District
- Huntsville Town Mayor
- Eden Planning Committee
- VCRD Committee
- GEM Committee

- Wolf Creek Resort representative
- Wyndham Resort
- Visit Ogden
- Ogden Valley Starry Nights
- Utah Division of Wildlife Resources
- Utah Water Rights Division
- Various business owners, land owners, and residents

Stakeholder Interview Notes

Ideas offered by participants are organized below by topic. Participants shared their vision for the Ogden Valley, the challenges and opportunities it faces, and what they would like to see come from the general plan.

AirBnB/VRBO

- AirBnB/VRBO users are operating without a business licenses and are not paying taxes.
- It is also altering the organized tourism program.

Primary vs. Secondary Residents

- It is difficult to determine the numbers of secondary homes, anywhere from 1/3 to half.
- There is a friction in values between the two groups. The secondary home owners move here and want changes that the real residents don't want to pay for, like curb, gutter and sidewalk.

Open Space

- There is a consensus to protect open space corridors throughout the valley. Priority is/should be the reservoir and three mile gateways.
- Need rules around preservation land. Trust is being taxed at double the cost of agriculture land. "Common area" land is zero tax. Open space costs money, so there need to be incentives.
- We need to explore every tool possible for open space acquisition
- The goal is to balance property rights and preservation of open space.
- Ridgeline- there is no real ridgeline protection and minimal architectural controls.
- Ogden Valley Land Trust is working on big conservation easements. They own some property and manage easements.

Water- Governance

- There are over than 100 water companies.
- There is no predictability. It can be very challenging for fire department to work with them. It has worked before because they were small, but now that they are growing, it needs to change.

Water- General

- Tie one to water rights instead of acreage.
- Storm water is main challenge: Every January thaw- if there is any rain during the thaw, it won't percolate and it runs off like a parking lot.
- The watershed is critical. We don't want to develop too fast and ruin it.
- We need to figure out what the real water capacity is. We have a lot of water with low use pay off (alfalfa). Unless we pollute aquifer, we probably won't run out of it—but if Ogden runs out, they will come to Ogden Valley with prices too good to refuse.
- Need to discuss growth and how it relates to water.
- How are we going to handle water supply for large buildings in the future, especially hotels?

Pineview Reservoir

- Multiple jurisdictions at and around the reservoir, resulting in confusion when issues arise.
- Federal boundary is not identified around the lake and it is costly to define the boundary.
- At one point the USFS was talking about putting in a trail as a buffer between private property and the lake.

Quality of Development

- Quality of development is a key issue when planning for future development.
- Currently there is a lack of quality development, especially in Eden.
- Design standards/architectural guidelines need to be set.
- Should try to integrate quality and architecture with sustainability of ongoing farming, etc.
- Must maintain mountain atmosphere-- signage, building types, etc.

Roads/Traffic

- Roads- People do daily exit and return for work. There might be problems with the entryway roads eventually-- they are competing for road funds with Zion's and Moab and not winning.
- Do not enhance road access in to valley.
- Do we need parking or shuttles?

Trails

- Some challenges with what paths allow (ATV/Motor use).
- There are bike and pedestrian conflicts in the canyons.
- Weber Pathways is a great partner, but needs to be trail system needs to be comprehensive.
- Ogden Parkway is the urban river trails system; it is much better than what Ogden Valley has.

Not like Park City

When asked exactly what each interviewee meant with they said that they do not want to be like Park City, the response was very different from each person. Some answers:

- People want a rural agriculture community.
- They don't want to make this a place only for the wealthy.
- No stop signs and no big box stores.
- Main Street development would be okay, but don't want busy intersections or development like Kimball Junction.
- Envisions Huntsville Town building block pattern instead of Park City type.
- Mixed-use vs. multi-family—mixed use in PC is the wrong building block type.
- New people want to slam the door behind them and be the last person in. This will not work for the old timers.

Tourism

- Hotels should work for leisure travel much more than for business or convention lodging. There is a limited supply of slopeside lodging so people have to stay in Ogden City.
- There is no tourism infrastructure, so there is no way to capitalize on the recreation use the community provides.
- Big events (group events) leverage return visits. 35% of visitors return, and they bring three people with them.

TRDs/PRDs

- Need PDR- purchase of development rights.
- TRDs/PDRs haven't been successful because they haven't been required (Snowbasin transferred their own lands)
- PDRs work better than TDRs.
- Nordic Valley might be a good place to transfer development.

Powder Mountain Units Problem

- After downzone, County gave 1,800 units to Powder Mountain. This left the residents very irritated at the loss of value and because they felt like the units were taken from them.
- People are angry about the Powder Mountain deal and lost trust in government.

Infrastructure

- Challenge is figuring out how to have infrastructure ahead of growth. And not just getting it into the ground, but long term management. Summit/Powder Mountain will develop eventually, so they will require infrastructure needs.

Representation

- People do not feel that they are represented by the council.

Growth

- From economic development perspective, there is no reason to let growth take over the whole valley.

- Eden is a good option for future commercial because of Wolf Creek Population
- Focus future development at Wolf Creek.
- Snow Basin—1/3 of all units are in an approved state. It will impact virtually all other decisions. 4,800 rooms? Who will buy it? 2,500 rooms in Weber County.
- Valley Market is good place for a commercial center.
- Currently there is no conservable way to fit another 2,500 units. It will risk the watershed. There would be no way to handle all of the waste.

Nodes

- The node concept will blow up.
- Nodes are already defined—Trappers Loop, Wolf Creek, Huntsville; Wolf Creek from Market to Powder Mountain; Eden Downtown.

Demographic Shift

- The population is aging. They have a ton of property, which is their wealth and they will cash out on it in one way or another.
- There has been a massive demographic shift. Population is aging. They are losing their childbearing age population.

Slope

- Soils- partially mapped, but no soil suitability limit, except that a geotech code gives the county an ability to require geotech analysis. Hillsides and roadway on a hillside always trigger this.
- 25% plus requires a review
- 10% on roads (engineering and fire)
- 40% ?
- Unique challenges for fire department because of road grades and snow.

Gateways

- Gateways are at the river and North Fork Park by Avon/Liberty
- Access into the valley is a concern. If one is blocked, time increases significantly to go to another entrance.

Taxing Districts

- It can be confusing to figure out which ones are where.

Automobile Access

- Need to focus on places that lack high speed automobile access. The nodes are dictated by the roads. These nodes are Wolf Creek/Eden; Hunstville; Liberty and North Ogden Divide; and subareas (Powder Mountain, Snowbasin.
- Access is difficult for fire department. Second resident homes have long, narrow, and often unimproved roads, so it is hard for the fire department to get in.

Ordinances

- Ordinances are not up to par. We are not ready for the amount of growth expected.
- Current zoning ordinances don't line up.

Large Lot Sizes

- 3 acre minimum zoning is problematic. It creates 2 acre weed patches.
- Subdividing would give people chance to make value out of their large lots.

Fire Department Misc.

- Long emergency response times for some inhabited areas of valley.
- Some areas don't have adequate fire hydrants. The fire department uses tankers to supplement these areas.