



# Visioning Workshops Summary

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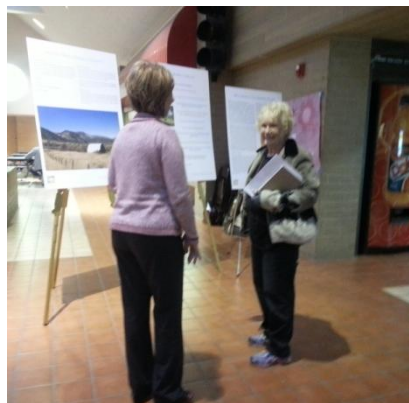
## Executive Summary

As the first opportunity for public engagement in the process of updating the 1998 Ogden Valley General Plan, Visioning Workshops were held to identify key issues and priorities to be examined during the plan update and to articulate elements of the community vision. The events were held on November 6 at Snowcrest Junior High in Eden, and November 7 at the Weber County Ogden Valley Branch Library in Huntsville.

The Plan relies on broad community input to express the community's values and we were able to engage over 200 participants at the workshops, which were publicized by sending out a postcard to all valley property owners (over 5,000), online at [www.ValleyPlan.com](http://www.ValleyPlan.com), on the County's social media pages, in the Standard Examiner, and through word of mouth from active community groups. Based on sign-in sheets, 74 participants heard about the meetings through the postcard, 26 by newspaper, and 25 by friend or neighbor. The rest did not indicate how they heard about the meeting.

At the meetings, informational boards explained the need for a General Plan update, described general characteristics of the Valley, and displayed key facts about how the Valley has changed in the last decade. Supplemental materials were provided at the workshops and online to illustrate conditions for demographics, housing, economics, land use, transportation, parks, recreation, open space, and trails in Ogden Valley.

Participants could drop by at any time during the workshops to review materials and participate in discussions with facilitators and fellow community members. Three discussion stations focused on different themes: Economics & Commercial Development, Land Use & Transportation, and Parks, Recreation, Open Space, & Trails. At each station, participants were asked, "What would you like to be different in Ogden Valley in 20 years?" and "What would you like to be the same in Ogden Valley 20 years from now?". In addition, general discussion and feedback on the topics above were entertained. The ideas of participants are reported below, with a full list of comments at the end of this summary. The public engagement will continue online throughout the General Plan update process.



## Economic and Commercial Development

In general, opinions are mixed about the role of commercial development in the Valley. Many feel that Ogden City's proximity to the valley serves commercial and retail needs appropriately. Some indicate that a little more retail would be nice, while others express the desire for enough commercial that tourists can leave more economic benefit behind. The sentiment that any new commercial must be locally owned was very strong. Many indicated that big box stores or chain stores, and no new commercial should be built until existing commercial is near capacity.

Much of the conversation focused on what future commercial should look like. A common value is that commercial development should not be located near gateways to the valley or along major highways. Generally, Huntsville's model of commercial tucked inside the town was supported. Many would like to see architectural design standards similar to those of a mountain or western town – not only for building development, but also for streetscapes and civic places. In general, participants agreed that commercial buildings should not be developed in large strip centers, but should instead be individual storefronts matching in general style.

The topic of whether commercial development should be organized in nodes was a key point of conversation. Many of the participants desire a "main street" type of development or commercial center for the whole valley, while others support a nodal development concept with commercial nodes in key places throughout the valley. A few participants expressed leaving development as-is with no nodes or main commercial center.

The majority of participants expressed some type of desire to have valley events (marathons, triathlons) organized to benefit the valley in some way. Ideas ranged from having race participants pay a fee that funds open space acquisition or valley roads/amenities, to establishing enough lodging or eating establishments to encourage local spending. A few support of either capping or altogether eliminating organized recreation events in the valley.

## Transportation

Transportation was the topic that generated the most conversation and comment. Most of the 86 transportation comments focused on four subjects, Ogden Canyon, the four-way intersection in Eden, alternative modes of transportation, and access to the Valley in the case of emergency (which was commonly discussed in connection with the North Ogden Divide).

While many participants agreed that Ogden Canyon traffic can be dangerous and over-congested, there were differing opinions on how to mitigate conditions. Much of the conversation focused on multi-modal transportation; that is, adding transit or bike facilities in the canyon. Other participants thought that not allowing semi trucks or widening the road were the best solutions.

The 4-way intersection in Eden was a concern. Several participants indicate that the intersection is too busy, and worry that it may essentially fail as development at Powder Mountain intensifies. Many would like to see the intersection become a round-a-bout to help traffic movement, but others feel that the location does not have enough traffic to warrant a round-a-bout. Most agreed that no stoplights should be allowed.

Alternative modes of transportation were a common conversation. Bike paths, pedestrian paths, and a major pathway all around Pineview Reservoir are generally supported. Many participants express a desire for public transit service in the valley, at least during rush hour. There are many ideas on how

public transit could be organized, such as a loop around the reservoir, connecting to the ski resorts, or connecting the library to the schools. Many felt that if UTA cannot justify service, then Weber County should explore creating their own system.

Emergency access to the valley was a final major topic. If North Ogden Divide is blocked for construction, and Ogden Canyon has a marathon, it presents a great concern for emergency access. Not many solutions to this concern were presented, but one idea with mixed feedback is improving the Liberty to Avon road.

## Governance

A strong theme from participants was a sense that realtors and developers get too much say in what happens in the valley, and residents' interests aren't observed in land-use decisionmaking. There is also considerable concern about a perceived lack of representation and advocacy for Valley interests on the County Commission. Many commented that Valley issues are often subordinated or altogether lost in decisionmaking that focuses on Weber County and Wasatch Front issues. A major local governance challenge exists in relation to management of Pineview Reservoir. Better cooperation between government agencies and managing personnel is desired, as well as more enforcement for activities taking place at the reservoir. Better enforcement of County ordinances (e.g., sign ordinances) was also brought up.

## Land Use and Housing

Majority of discussion in regard to land use and housing focused on whether the current prevailing 3-acre density zoning is appropriate, and how many units at maximum build-out the valley can support. There are mixed views of this density standard; some feel it encourages weed patches while others feel it preserves the rural atmosphere.

Clustering, Transfer of Development Rights, and Purchase of Development Rights were discussed. While many support TDRs and PDRs in concept, some are unconvinced that they actually work to help manage development patterns and preserve open space. Clustering of development likewise received mixed responses, with many supporting it as a way to preserve the open space of the valley, while others consider it potentially inconsistent with rural character because it does not match the agricultural or farm-land archetype.

Several participants offered criticism of clustering and TDRs. Many feel TDRs haven't been used as growth management tools, but have instead resulted in density bonuses and more units of development in the valley. Others see the potential to use TDRs to encourage multifamily housing in the valley as an alternative to more sprawling patterns of single-family development on the foothills of the valley. Many indicated that the best locations for denser development would be in Eden or at the ski resorts. Participants commonly expressed difficulty understanding or visualizing the valley with upwards of 20,000 units, and felt that the valley infrastructure could not support that quantity of development.

Another common sentiment is that the valley is becoming too expensive, and that families and generations are being "priced-out" of living in the valley. Several respondents indicated that very expensive homes and land sales are causing escalating property taxes that are not affordable. Several younger participants indicated that they would like to live in the valley as adults "if they could afford it".

## Open Space and the Environment

The most widespread value statements in the visioning workshops centered on the love of the rural atmosphere, open pastures, and mountains in the backdrop. Open space is a central value for Valley residents. Many consider the preservation of open space to be the most important means for protecting the character of the valley. Participants want open space that protects view sheds, and want the Valley to stay visually similar to its current condition. Open space along all major roadways was commonly mentioned, as well as open space between houses. This was noted as a way to keep the rural character of the valley. Several participants mentioned the need for an Open Space Coordinator position at Weber County.

Since nearly every participant agreed with open space preservation, much of the discussion homed in on how to do it. Park City was brought up commonly as a case study, as they bonded for open space with around 80% support in the last election. Conservation easements and support for the Ogden Valley Land Trust was also expressed.

Several other desires were mentioned in relation to visual quality. Ridgeline protection was the most common element drawn on the land use and open space maps. It is important to many residents that the ridgeline is protected, and also that current County ordinances be enforced to ensure protection of visual resources during development review. Protecting wildlife areas and access to rivers and streams was discussed widely, and Dark Skies were commonly mentioned as important to incorporate into the General Plan in order to keep the rural atmosphere of Ogden Valley.

Some also expressed the desire to be proactive about environmentally friendly practices, such as household recycling and environmental building practices.

## Water and Air

Conversation on water quality and availability was important in relation to future growth. Many felt that we do not know or understand the water constraints in the Valley and are unsure if the valley can sustain the growth that might occur under current zoning. This is also true for septic systems. A community wide sewer system, to preserve water quality was highlighted in our discussions.

Air quality was also discussed. Participants were concerned with how future growth would affect air quality, especially given the valley's heavy reliance on automobiles for mobility. They expressed the desire to have environmental friendly standards, such as restricting the use of fireplaces or wood burning stoves, and considering transit solutions. They do not want Ogden Valley to deal with the same air quality problems that the Wasatch Front and Cache Valley experience each year.

## Parks, Recreation, and Trails

Pineview is included in the summary, as it is a focal point for valley life and recreation. Conversation centered on capacity concerns. Many discussed the sentiment that there are too many boats at once, and they provided various suggestions on mitigations such as limiting boat size. Additionally, concerns were raised for non-motorized recreation users' safety. A complete destination trail around Pineview Reservoir was frequently noted. Parking demand, user fees, and facility management were all topics raised in reference to Pineview Reservoir management.

Although participants were happy with the strides to build more trails in recent years, there is common sentiment that trails need to be better connected throughout the valley. There was mixed discussion on need for motorized recreational vehicle access on these trails, with some in support and others against.

There was also interest in developing more equestrian opportunities. A trail up Ogden Canyon was commonly supported. There was little conversation on recreation facilities, like courts or fields, but respondents did express support for additional parks.

### All Comments

Comments were typed exactly as they were written. Most participants chose to write a general comment instead of answering the “same” or “different” question. Comments are numbered by form received. There were 281 unique comment forms received, with 480 total comments.

1	Let’s not become Jackson Hole where billionaires are kicking out millionaires
2	Innovate change in transportation away from single vehicles in Ogden Canyon: 1) rent a car in upper valley for non residents 2) Bus for non residents? Destination could be picked by bus selection at lower end: ski areas, Pineview, etc.
	Realtors should not be in charge of making plans and policies, being a realtor or large landowner is a conflict of interest
	Septic system needed
	Dark skies-- yes!
3	Downzone the whole valley and put a moratorium on new development until at least 50% of existing approved development is built.
	Incentivize land owners to not subdivide property for development.
	Determine carrying capacity (water, sewer, roads, etc) of the valley then proposed zoning that reflects the carrying capacity down zone.
4	Another entrance to Trappers Ridges, right now Elkhorn Drive is only access.
	Connect North Ogden Divide and Route 158.
	One unit per acre low density
	Make sure development activity does not impact water supply.
	Too many, too big boats on reservoir in summer-- too many opportunities for accidents/death.
5	Things that work: Dark skies, "clustered" high density housing or resort development, maintaining farmlands and open spaces, 3 acre housing sites/development units that can be traded, trails into the mountains, schools
	Things we need: more economic "mojo" to support commercial entities and interjectory retail strips
	Great transportation
	Bike trail that circles lake
	Great recycling
6	Clustering future development using TDRs is needed to preserve open space and current view areas as much as possible.
	Incentives for developers to embrace TDRs should not be granted by the County. Developers having the opportunity to cluster is incentive enough. The Valley cannot support individual homes requiring their own septic systems, roads, water and electrical power at the current allowed density levels.
	Air quality in the Valley is deteriorating and the reasons for this needs to be better understood. The impacts of more homes on air quality needs to be addressed by requiring a higher level of insulation for all future homes, better controls on open burning and use of wood burning fireplaces, control on diesel burning trucks with trailers hauling large boats into the Valley via Ogden Canyon.

7	Maintain open space and view sheds.
	Enforce no ridge top development
	Maintain air quality- limit open burning.
8	Too many signs in Valley- sandwich boards; half-flags; handmade signs; etc. These also signify a "temporary state"- not enough money for proper signs.
	Tax usage of Pineview based on h.p. of boat size plus length-- this works!
	Connect Elkhorn Drive to Powder Mountain Road - there are 600 houses deadlocked in there and only one way out.
9	Property owner section 27 (head of North Fork)-- how can centennial trail cross through private property legally?
10	I would like to see the bike trail systems more interconnected and bikes on them, a trail around the lake, some place to enjoy music events, and friends in the summer.
	I'd like to be able to rent my house by the week if I will not be here.
	Even though I don't live up by the resort (over by Snowcrest)-- a social area would be nice for shopping and eating.
11	Is there enough water for the projected population? It seems Ogden takes more and more from the lake each year.
	Recreation: - Who owns Pineview: we need the various government agencies to create a workable master plan.
	Affordable parking-- get rid of ridiculous double fees at Huntsville.
	Hike/bike path through Ogden Canyon.
	Upgrade road through Ogden Canyon if possible.
	Roundabout at Eden 4-way stop.
12	Transportation: - extension of Elkhorn to Powder Mountain Road does not appear on draft transportation master plan, currently Trappers, Highlands, The Retreat, and Elkhorn (600 houses) are on a dead end road. Concerns from the fire marshal -per your 2020 projected growth - this area was the highest projected growth.
13	I would like to see a bike path extended around Pineview.
	Love to have bike path through Ogden Canyon
	Need road improvements - new roads - see regional transportation plan. The plan for roads is far too long -- need to move up a few of the critical roads in time.
	Need to enforce sign ordinances - far too many temporary signs are placed by the road - giving wrong impression of our Valley.
14	Need to manage Pineview use, it is out of control- parking needed and to be enforced, along with boat restrictions (size and/or hp).
	Commercial zones - I don't think we need any more than the 3 nodes shown on presentation board.
	Housing- recycling would be nice
	Key issue is understanding how much water remains unassigned in Pineview-- this is probably the main infrastructure limitation. Weber Basin seems reluctant to share. There are already water rights disputes with new developers as Summit Mountain Holding Group.
	Development rights need to work to reduce from the current 24,000 projection.
	Need TDR process (with County acting as broker?) set up.
	Should try to set up nodes around the existing communities - but will obviously be issues between sending and receiving areas. I don't think we need more nodes.

	Must have some legal procedure (ordinance) that prevents the politicians from creating more development rights.
15	Control lighting per dark sky guidelines.
	Ogden Valley does not need a Main Street!
	My wife and I moved to the valley because of what the valley is, not what it can be changed to. I've lived and worked in D.C., Baltimore, and NYC. If I wanted to live in a metropolitan area, I would have stayed there. For the most part, commercial development is not needed. We need to maintain "open" areas! Limited water available. You can sell all the water shares you want, but the availability of water is what is critical! You cannot create more water.
16	No roundabouts!
	Ogden Valley does not need a commercial Main Street!!! Honest and true water studies will most likely require a limitation of valley growth. Retain rural atmosphere! Open Space and recreation (not the big money Park City kind) is our legacy.
	Limit commercial development - support local businesses. Limit irresponsible money-driven real estate growth, especially in highly visible areas.
	Retain 3 acre lots -- wish I had one!
	No roundabouts traffic circles. Absurd.
17	The idea of current housing units at 3,600 and the suggestion of 17,493 is sad indeed. Why?
	Love the added non-motorized trails: North Fork Park, North Arm, and Pathway around the reservoir, Nordic Valley (not the steep fire trail. That is silly -- too steep).
	It may make sense to open some commercial areas closer to port ramp to capture some Pineview user's money. Could forest service land be leased as commercial? I would prefer things to stay as they are, but...
	Water and sewer are real issues to be thoughtful about. I do not have a handle on what water is available, but it is finite. Eden water is delicious. Would be a pity to negatively impact that.
18	Pressurize all irrigation.
19	Once the Ogden Valley is filled to capacity with residences and the money is made, how will the poor air quality be addressed? Being in a bowl, the temperature inversions in winter will outdo the Wasatch Front. They haven't a cure, what is being planned for us?
20	I am not seeing much discussion on the limitations imposed by water supply and water disposal. There two issues have their affect on the Valley "system" sustainability should be primary factors guiding future growth.
	Can we limit the number of motor boats on Pineview on weekends? Guess not Forest Service does??
	Can we limit the truck use in Ogden Canyon by not allowing double and triple trucks?
	More low-density housing, trails, open space.
21	Water conserve (drinking)
	Summit Holding Group gone, unless they did an authorized well. They are not nice neighbors.
	The commissioners represent the people, not just Summit Holding Group money interests they have
22	Create a category to tax Land Trust property at lower rate than greenbelt-- not higher
23	Fix bridge on 162 to keep the trucks off the River Road so we can bike/walk again on River Road.
24	High density clustered development at commercial or recreation nodes and public transportation and bike access
25	Summit should put conservation easements on open space.

26	Bike trail completed around the reservoir
27	Consolidated and updated water and sewer system to keep water/reservoir clean and full
	Centralized bus hub that you can park and ride to any resort (Nordic , Powder, Basin) and down to Ogden-- safer than North Ogden Divide!
	Bike/hike trail that connects reservoir trail and Ogden River Trail.
28	Love the common space area behind lots in my neighborhood. There are organized in a doughnut with the middle as common open space.
	Everything here is wonderful. We should only allow 1,000 additional units.
	Water quality and quantity
	Air quality and quantity
	Rec use-- boats, fishing, and kayaks
	Minimize traffic up canyon.
29	Bike lanes along the highway, the bikers don't like the pathways.
	More roundabouts instead of stoplights.
30	Similar open space to what we have now by controlling expansion of buildings.
31	Similar open space to what we have now by controlling expansion of building.
32	Plenty of non-fee trails for hiking and snowshoeing/cross country skiing in natural areas
	Keep North Fork Park
	The same small town/rural feel.
	No chains/fast food/big box stores.
	Building codes to give businesses a cohesive Valley look.
33	County ordinance to ensure open planning.
	Space with cluster development is protected permanently through the dedication of a conservation easement on the open space... especially in the Powder Mountain, Summit developments.
34	Once the ski resorts expand, locals can no longer afford the lift tickets-- only tourists can enjoy-- taxes do go up.
35	Keep small
	No big box
	Dark Skies
36	Occasionally feel the need for a small grocery store in the Huntsville area-- wouldn't mind another destination type restaurant -- love this valley
37	The zoning in this area just above where Wheeler Creek enters the Ogden River (the Wilcox Boating and Camping Resort) needs to be more consistent with the current land age, which has been unchanged for more than sixty years.
	The creek, which does not continue to reach the Ogden River through out the summer, could be better protected if home and land owners were encouraged to improve their property, which current zoning impedes.
	A further major problem is large boulders falling form the road going up Wheeler Canyon into Wheeler Creek. There large boulders cause flooding and erosion of private land, damaging the aquatic and riparian environment. The hillside should also be stabilized to minimize future damage.
38	Wider shoulders on highway around Pineview on both sides of the road-- also in South Fork and off the major roads to make it safer for cyclists-- also wider shoulders or paved bike trial in Ogden



	Canyon. The wider shoulders should be done as soon as possible.
	Also, more share the road signs. Take down the signs that are at the mouth, middle and at the dam that say "peds and cyclists not recommended." These signs send the wrong message to drivers.
39	We live on No. Ogden Divide and have for 32 years. The traffic is way too congested and noisy for a mountain pass. When fully loaded gravel trucks, moving vans, semis and hundreds of bikers are using the same steep road, there is a recipe for disaster. The air (Jake brakes) on those trucks, especially Pine Ridge trucks are so noisy and I worry about all the building materials coming past to build Summit's project. Please consider the tax payers who already call this home not just big money developers.
40	Bike path in Ogden Canyon
	Toll for non-residents using Ogden Canyon
	Bike path around reservoir
	Bus/UTA service to Ogden/Layton
	Old Snowbasin road closed to cars
41	Please please please-- public transportation!
	Maybe a shuttle around the valley- at least around the reservoir?
	And to/from Ogden. It could even be touted as a trail shuttle-- Wheeler Creek, Art Nord, maybe or Skyline or N. Fork. Wolf Creek Canyon in the summer, Ogden Nordic (N Fork), ski areas in the winter.
	A shuttle within the valley doesn't have to be a big bus, one of those small buses would be lovely.
42	Somehow restrict folks' daily trips out of valley to 1, not 2+.
43	Encourage the monastery and the diocese to keep their land open space.
44	Keep as much green space as possible.
	Maintain open access to lake in as many places as possible.
45	Small rural character to an active agricultural community. Keep contiguous lands to maintain open space and ability to actually farm them.
46	Egress and ingress from and into the valley needs to accommodate recreation activities eq. trails. Need separation between vehicles and recreation for safety as well as eliminating hassle for local traffic. Ogden Canyon is an accident waiting to happen.
47	Huntsville Town is an excellent model for future nodes.
	Reduce lot sizes a little (or provide some variety in size), allow multi-family units -2,3, or 4 plexes that look like single family homes to be sprinkled in, and you have a model for "aging" in place, so to speak.
	Organize this around a town square and a little bit of small scale commercial. That is the historical pattern of Utah development, so follow that to develop a community or a neighborhood.
48	Fewer events that block roads.
	Somehow work with High School students so not so many have to drive the Ogden Divide.
	A park and ride lot a few places in the Valley with a small bus that leaves later than the larger buses?
	Also a bike/pedestrian path from Valley Market to Wolf Creek area would be great.
49	Bicycle transit has not increased because it has been prevented!
	We need bike/walk trails and transit in Ogden Canyon.
50	Explore standards for "green" building with energy and products

	Reasonable community wide sewer system to protect Pineview.
	Nordic Valley becomes a County park.
	Get rid of split zone properties
51	Fewer events that make it difficult to get around.
52	No heavy trucks on North Ogden Divide.
53	I am concerned about the traffic through Ogden Canyon. Right now it is congested. What will it be 20 years from now?
54	Large lots cost more than young families can afford.
	We are facing a demographics change by costs of larger lots
	We should encourage young families into our community.
55	No transportation hub at new Summit Building. Keep it at existing location.
56	Need bike path through Ogden Canyon-- work with land owners to access back path.
57	Protect water sources: encourage water conservation-- less gigantic green lawns.
58	Cluster development around community elements e.g., commercial, cultural, parks that would foster a walking environment.
59	Open space
	Reduced density from current approved levels
	TRDs
	Nordic Valley needs to be in compliance with all statutes.
	County must implement and revise penalties for non compliance.
60	Better signage for businesses
61	Possible run small UTA bus by Jr. High and Library.
62	I would like to see more young families able to move into the valley and raise their children here. Right now they can't afford it, which is a shame. Frankly, we don't need more 2nd and 3rd vacation homes, we need young families!
	Young families grow the valley, 2nd homeowners build resorts. Grow the valley and insure perpetration.
63	Less use of the valley for events, like marathons and triathlons. They are a safety hazard and are dangerous when they obstruct traffic for hours at a time.
	Finish the hiking and biking paths around the lake and keep ATVs off of it in the summer and snowmobiles off in the winter. Their noise pollution is not needed in the central valley.
64	Wider and safer road in Ogden Canyon.
	Less sprawl, more clustered development.
	Preserve open space
65	Bike paths are not mandatory for bikers adding to congestion.
66	Less smoke form wood burning stoves.
	Less "routine", un-necessary spraying/fogging for mosquitoes.
67	Better cooperation/enforcement of parking along bike path, beach access
	Better management of shoreline with USFS
	Access for residents to reservoir
68	Rivers and streams-- this is the first time in 20 years that South Fork as flowed below the canal diversions. It is the result of piping and overflow is now in the river bottom. For a lot of reasons, we should maintain a minimum flow in the South Fork (riparian area, flood plain, water table, etc.)

69	Air quality will be a problem with 4x increase in dwelling units. We should invoke building standards for higher insulation, limit wood burning stoves, fireplaces in condos, etc.
70	Think before building-- know that infrastructure and water will support the building before giving building permits.
71	More of downtown Main Street, maybe in Eden. Keep the rural/resort balance the same as it is now.
72	New flashing speed limit signs by Valley Elementary doesn't match the look of the valley-- it looks obnoxious.
73	Open space and protect our water
74	No modern architecture façade. All new commercial building design have a frontal façade to promote and maintain the rural atmosphere. For example, ranch, western, Victorian, 19th century, Nordic.
75	Let's limit the bikes and races and blockages. No problem with a few, but this summer was too much.
76	Keep multifamily housing density in Eden-Wolf Creek, ban from Huntsville and Liberty.
77	Would a traffic circle work at the stop sign?
78	Don't put a road across Geertsen Viewshed and conserve area. Get it off the transportation map.
79	Keep housing units low, i.e., fewer home on more acreage
80	Maybe it is time to consider a small health care clinic
81	Open space along major roadways allows for relaxed driving, enjoyable views and wildlife watching. Ex: birds in Pineview, deer eating in pastures, etc. Preserve open space and view corridors along main routes, especially around the lake.
82	Dark skies- we need less light at night, even than we have now.
83	We need to eliminate marathon like races in the Valley.
84	Conserve water for irrigation so North Fork of Ogden River will flow all the way to Pineview year round. This has been successfully done on the Whychus river in Sisters, OR. It can be done here too.
85	We want things the way it was 30 years ago. There is too much congestion in the valley. Too many projects going into effect that just go ahead and we the people that live here don't want this to turn into New York. There are too many big trucks going up and down Ogden Canyon and past our houses. They travel and past our houses. They travel fast and it is dangerous for people, let alone if a farmer has stock get out on the road. Things are done even though we don't agree. Weber County goes ahead and does things even though it hurts the land owners. Then they increase our taxes to pay for it.
86	Do not reduce the minimum lot size. Must maintain rural character of Ogden Valley. (4 "agree" written on comment)
87	Valley is just about perfect the way it is. Minimize change at all costs. Provide funding source to Ogden Valley Land Trust.
88	Land use/transportation infrastructure needs help. Road bridges are about ready to fall down. Need more financial support from County-- need safer roads. Vision is important here.
89	Stop granting curb and sidewalk deferrals to developers. Game crossing on south side of Pineview (near Old Snowbasin Road)
90	Different: Not much!
91	Planned vacation/nightly rental areas Bike path up towards Monte Cristo

	Slower speed limits
	Road/path from Liberty/Avon to Cache Valley.
92	Transit to Powder Mountain.
93	Need low income housing and senior housing that isn't assisted living but pulls community together. (2 "agree" written on comment)
94	Preserve viewsheds!
95	Transfer stations at all 3 way and 4 way stops in the valley.
96	Pedestrian and bike trails-- need more support/cooperation/responsibility from County roads to create trail system. Need higher impact fees if ASTO standards are adopted.
	County officials need to realize that people live here -- it's not just a place for economic development (races, ski resorts, etc.). This is our home.
	Stop noisy and heavy trucks from coming over North Ogden Canyon Road at all times.
97	You need to find out from Weber Basin how much water in Pineview really is still available and not owned by an existing water right.
98	Why does it have to be different? We moved here (as have many others) because of what it is, not what we fear it is to become!
99	Solar power throughout valley community solar.
100	Plan for sewers only after we have density under control.
101	We need TDR and PDR in order to develop focuses village centers with mixed use and walkable communities.
102	We have several conditional and accessory uses that increase density (hotel, lodge, bed and breakfasts, lockout rooms, accessory apartment. All should be tightened up.
103	Mass transit that works. UTA that helps commuters.
104	Look at some architectural building guidelines
	Please don't add high density nodes-- keep density at resort centers.
105	Safer way to go back and forth to Powder Mountain.
	Completion of the Pineview Bike Trail
	Safer North Ogden Divide - Guard rails, rock slide protection
	Additional restaurants, but just a few with historic flavor like Carlos and Harleys.
106	Too many races
107	Not enough traffic for a roundabout.
108	Get rid of bonus density -- require clustering but keep 1 unit per 3 acres.
	Require higher building standards to reduce energy use
	Require sheltered lights for residential as well as commercial
	We want a roundabout at Eden intersection.
109	Stay the Same: The views
	The peacefulness
	the air quality
	the water quality
	the wildlife
110	The rural atmosphere and open space. Limit new roads.
111	Farm lands. Support farms-- no farms no food.
112	Stop sign at four-way stop.

113	Low density housing
	Value rural atmosphere
	Developers "make the money" then leave, they don't have to live within the Valley-- so they don't care about the problems they cause-- water, pollution, noise, crime.
114	Less than 1 unit per acres residential
	Residential development in designated areas
	We want the valley development and controlled
	Maintain no light pollution, no signal lights, no noise pollution
	We want Ogden Divide connected to HWY 158 to Powder Mountain.
	We want Powder Mountain to be improved for safety.
	We want more people to use public transportation to access Powder Mountain.
115	Rural atmosphere
	Dark skies
	Enable younger families and older folks to be able to live here -- not just wealthy second homes.
	No development of ridgelines
116	Limited development in Foothills-- needs to stay below specified altitude so from the valley floor, you can't see housing.
117	The view.
	Preserve year around air quality-- establish monitoring, minimize traffic, monitor particulate emissions. This is vital.
118	Keep significant amount of farm/rural lands.
119	Close to as much open space as there is today. Open space makes everything better!
120	Open space- rural community and protected water sources
121	We need mechanisms to enable retirement of development rights. This means no new density, but rights could be given, sold, purchased, etc.
122	Protect our water
123	Stay the same: Clean air
	1 unit per 3 acres
	adequate water
	rural atmosphere
	Dark skies
124	No stoplights. If traffic control is needed, install a roundabout.
125	Open space is a driver for economic development
126	No ridge-top housing. (4 "agree" written on comment)
127	Rural Agricultural ambiance, not resort high end hoity-toity Deer Valley feel.
128	Get rid of bonus density in cluster ordinance
129	A Weber County Open Space coordinator
	An open space bond initiative
	Keep our night skies dark!
130	No chain restaurants, no fast food, no additional gas stations or 7/11 type stores.
	Same: Abundant hiking trails that exist.
	Housing density to stay the same or carefully controlled- similar to Eagle Ridge Subdivision.

	Great efforts to keep roads plowed in winter and repaired in summer/fall.
	Carefully planned increases in townhomes, condos, hotels, etc.
131	A smallish commercial area
	roads without curb and gutter
	shore- birds and eagles flying over
	Pastures and forests and open space
	Please don't let the greed of developers ruin our special lands!
132	less bike, etc races or have them pay into a fund for the valley to buy open spaces. They just ride through leaving no money behind!
133	For young families a small emergency clinic needs to be developed - like instacare.
134	Limit commercial hubs to (3) areas only- but keep them in hubs, like small village. Have an architectural review board with required theme at each hub.
135	Not much.
	Better community facilities, architectural controls, harmony
136	Public transportation from UTA that extends what service is now available for the ski access. Ideally, this service would be at least 6 days per week and geared toward those who commute to Ogden for work. Has the County contemplated their own service? The system in operation in Cache Valley services most communities in Cache and makes commuting feasible by bus from outlying towns like Hyrum and Richmond. Why not make this possible from Huntsville, Liberty, and Eden.
137	Do not encourage tourism! Improvements encourage growth-- we don't need to grow more!
138	This is a special valley and should not be over developed. There is nothing wrong with being rural. Farms/ranches maintain open area.
139	Increase the use of conservation easements to preserve open space
	Be careful to control greedy people who want to make money through their investments with proposals and actions that negatively impact the rural feeling we experience in the valley.
140	Conservation easements work!
141	We want to keep the rural look of the valley- open pastures and mountains in back ground-- please keep development controlled.
142	Very conservative growth- maybe a central area (like where Valley Market is) for retail or medical, but we don't want the valley to look like Ogden or North Ogden. Just houses, houses and more houses. (1 "agree" on comment sheet).
143	Stay the same!
144	Would like it to be as it is now, especially the agricultural and horse ranching areas.
145	Have lots small enough that our children can afford to purchase property and build. One acre lots!
	3 acre lots are too large to manage for weed and to small to farm.
146	more conservation easements to preserve open space.
147	More wildlife habitat preserved (large, connected parcels).
	Preserve wildlife areas around valley floor (near pristine areas).
148	The whole plan should be to accommodate families, not recreation. We don't need more bike paths, more trails, more high density housing, etc.
149	Tighten zoning uses so conditional use permits for changes to the base zone are not permitted.
150	We should build a high school and a college in the Valley and build an active retirement

	community.
151	we do not need to be another Park City, but the tourists stay in Ogden (1 person agrees on comment form)
152	I was chatting with one of the presenters who was "selling their position" on how things could and should be. I have to ask, why should we let those who are greedy negatively impact those of us who are not out to hurt others?
153	Keep on attracting various cultural events, like concerts, art shows, poetry readings, with reasonable restrictions and size.
154	Thanks, Ben Hallfield for being honest to the people in the valley.
155	Trails in Middle Fork, Skyline Trail around Pineview. Lots of open space with animal grazing.
156	Village concept works well. Open space the bonds of Land Trust. Keep corridors open space at all costs. Village supports central transport and community amenities.
157	Commercial space needs to stay in Huntsville and 4 way stop also fit into existing design.
158	Put CERT (Community Emergency Response Team) information in plan. How many caches per 1,000 people do we need throughout the valley?
159	Develop/encourage good quality amenities-- restaurants and entertainment. Think Europe- small village centers.
160	Consistent design guidelines with a mechanism for local input
161	Improved infrastructure to support locals and improve visitor experience there by attracting and retaining more visitors and their dollars.
162	Have ski resorts given any thought to "dorm" accommodations for employees to reduce commute time traffic to resorts. Most of these seasonal employees need low income housing that is not readily available in the valley. They have to commute, using time, fuel and their salaries to get to work. Increasing traffic, pollution, and wrecks.
163	Lots and lots of trees and nature.
164	We do not need commercial development-- offices, etc. Doctors, businesses, chain restaurants, and super markets and the like are in Ogden. Ogden is 10 minutes away. That is not inconvenient. Much of the newer business buildings sit vacant.
165	No large shopping centers or businesses of the like. Little to no lights to prevent light pollution. Many beautiful, unobstructed views, low population with large hotels.
166	No large chain businesses
167	No ugly "transportation corridor". Avoid: 4 lane highways, billboards, neon, ugly signage.
168	The drive to Ogden. Increased development means increased traffic. I would hate to see Ogden become a 30 - 40 minute drive!
169	Comment on above form-- We traveled 20 - 30 minutes from our previous home in Sandy to South Towne Mall (about 5 miles). From our current home in Eden, we travel 20 - 30 minutes to the mall. Same time-- much better drive.
170	Green Low density Low commercialization
171	Have a liquor store - at least a small one.
172	Keep valley small, no box stores or malls

173	A commercial "corridor" with walking access only from a central parking area (same area as bus hub).
	These businesses should have architectural guidelines to make them "mountain village" feel and signage ordinance to avoid flashing neon.
	Back off vehicle traffic so that it is walk and bike friendly, like a college campus.
174	I would like to have the freedom to rent my house by the week if I could not be here. Same in all parts of Valley.
175	Continuation of bike and marathon type races
	Low density commercial growth
176	Bicycle town is great.
	How about an ice cream shop where the old red church was (4100 N by Eden Park)?
177	Limited commercial zones.
	Have Ogden City give money to Weber County to give Ogden Valley permanent residents a \$5 property tax credit for each event that they set up that goes through the valley.
178	Encourage much of the growth to be in condos, higher density so that younger people can afford it, and land can be conserved.
179	Where is the water coming from in all this building?
	There is not enough room in Ogden Canyon for more congestion.
	I need a traffic light in front of my house to get across the street to get my mail now-- all this is going to do is force us out of the valley. I can't afford to live here now.
180	Open spaces- farmland
	The awesome pathways!
	Traffic- no traffic increases
	Friendly people
181	Small, locally owned commercial ventures - no large chains (McDonalds, Wendy's, etc.)
182	No box stores
	Maintain current commercial - no expansion until currently zoned is built out
	Enforce current ordinances
183	Please no nodes
	No new density
	No internal lit signs
	Roundabout at Maverick
	Bike trail around dam.
184	Growth is inevitable... orderly and well planned growth leads to an aesthetic life style and an active community. We must not become another Park City. No one wants that. Need to plan commercial so it serves the community, not just the pocket books of a few.
185	How are we going to afford property taxes!
	Keep the city in Ogden!
186	Like it was 30 years ago. Every time someone moves here with money and builds their multimillion dollar houses, it raises my taxes. Instead of our land and house taxes going down, they increase. So does everything else. And I'm sorry, but our little 1.5% raise isn't cutting it. We will have to move form living here in 50 years, because money! is driving us common fold out. Disaster!
187	More growing families



	There should be a way that young families can afford to live here
	Please no more races
188	Less hotels/condominiums
	More recreation opportunities for children and teens.
189	We need to recycle plastic, newspapers, and cans with a bin in a central location, such as Snowcrest
190	A few more carefully planned restaurants, but no chains, fast food, Mavericks, etc.
	Thoughtful architectural guidelines to encourage new homes, condos, or hotel with a natural mountain appearance.
	Signage guidelines to avoid gas station look. Signage gives a special appearance to our wonderful valley.
	Architectural guidelines for new businesses.
191	Want zoning so commercial buildings and signage look nice and unobtrusive.
192	Better developed ski areas
	Reasonable development that makes sense, like Nordic Valley, Wolf Creek. They are centrally located and would be a benefit to the entire valley.
193	No more parking at North Fork
194	Let's talk about water: If secondary water is purchased for agricultural or other interests for culinary water use then what happens to farms, open space and other users or secondary water. 1. The land goes fallow 2. Weeds take over 3. Weeds dry out and present fire danger 4. Fallow ground turns to dust in this dry climate 5. Much of the green in the valley will be gone 6. Attractiveness of the valley is lost 7. Wildlife will leave. We cannot assume that taking/buying secondary will resolve the water problems facing the valley.
195	Open space! Open space! Open Space!
	Better pathways for walkers/joggers and hikers, and separate pathway for bikers. Something similar to what you see in Sun Valley.
	Public Transportation to downtown Ogden and super market, possibly the line that runs later into the night on Friday and Saturday's with a stop at front runner. Park and ride at Valley Market or Huntsville Town.
196	What out for undue influence from realtors, land developers, investors who stand to profit at the expense of those who live and cherish the valley.
197	Impose impact fees for recreation and open space for developers and race promoters
198	Maintain existing pathways trails and continue to build new trails along all major highways for biking and walking (safer!)
199	We need a community recreation center-- maybe an aquatic center? Skate park would be great too!
200	Taxes on recreational vehicles are very high and with the amount of trails in this area, we should be able to have access to them because of the money we pay to have them. Recreational vehicles should be allowed on all trails and pathways in the area.
201	Please close the mountain trails and rural paths to motorcycles-- noisy and dangerous
202	Would like a community recreation facility - pools, gyms, etc.
203	What is the ratio of taxes that comes out of OV that is spent in OV.
204	Don't turn out valley into a country club! Whenever developers accumulate lands they exclude the average resident of the valley.
205	The ridgelines free of houses. Create a "blue line zoning" where above a certain elevation on a

	USGS map, no permits to build are allowed. California did it! So can we! (1 person wrote "agree")
206	The same:
	Open Space
	No stop/traffic light
	View of ridges and mountains
	wildlife corridors and viewing
	forest areas (don't clear for housing)
	Clean air
207	Don't become over recreated.
208	More protected areas, more non-motorized trails, a trail along the road from Valley Market to Wolf Creek.
209	No building permits issues above a specific elevation (topo map) 16000' est- don't want visual pollution.
210	Environmental concern- this valley can become a smog trap. Look at similar valley's and decide how bad you want this one to be.
211	An equestrian trail connection for a complete circle within the valley.
212	Right now would be nice to put a limit on the amount of races staged thru out the valley. It's become impossible for the citizens of the valley to get around whether it be doctors appointments, groceries, gas, etc. Plus need to let citizen where they need go.
213	Different: 1. improved planning of neighborhoods
	2. better parking around Pineview
	3. Restrict secondary water use. People are growing grass.
214	There should be more child friendly trails and more cross country ski areas.
215	We have a zillion races - all kinds - for instances how about an event tax - one dollar charge, each person in every race to go towards open space.
216	Study Park City - another \$25M bond passed with 79% support for building, buying trails, rec centers, helping ability people. Home values rise on all sides, so support land trust open space as well. Combine both.
217	RAMP started somewhere- why not the same thing for open space? Take on planner, cut him in half - half planning, half open space- Park City just bonded \$25M at 79% yes vote!
218	Community park on Worldmark property owned by Summit Group, playing fields, open natural areas, recreation on the irrigation lake.
219	Keep and expand Middle Fork Wildlife Management Area
220	Preservation of Open Space and public lands- not filled up with cows or sheep- but left for some wildlife and trees, etc. We don't want the East side of the Wasatch Mountains to look like the west side-- polluted, noisy, crime-ridden, and impersonal.
221	Swept shoulders on highways for cyclists. As a driver, I would prefer that safety measure and they can ride and enjoy without fear. It's a win- win!
222	Horse accesses and horses welcome, most people we meet on trails are not valley residents - to develop "out" trails and access hurts many- not just our valley.
223	Preserve access to forest service land through ski area development- especially for trail and back country skiing access.
	Don't charge backcountry skiers for access to Forest Service land through N. Fork Park.
224	Complete pathway around reservoir

225	Protect air quality-- limit fireplaces
226	Consider a few dedicated equestrian/horse trails and bike trails to separate use. Bond, or has done this successfully to benefit both uses.
227	Few races that impact traffic crowds
228	At trail head, maybe post sign as to who is to yield to whom (horse, bike, hike). Most folks don't know!
229	Please define a portion of Pineview for nonmotorized boats- many of us canoeists, kayakers, paddleboats, prefer not be run down by drunken boat operators.
230	Interconnected bike trail system
231	More bike paths paralleling the main roads
232	Preserve dark skies! (4 "agree" comments written on paper)
233	Pineview Reservoir in the summertime is out of control- proper management needed!
234	Make Pineview only for non-motorized water crafts only. Will improve water quality in Ogden; eliminate yachts and fill a growing recreation niche.
235	Same- rural atmosphere, open space
236	Same- my property taxes
237	Eliminate some conditional uses and develop specific condition and restrictions for the rest
238	No developed road to Avon/Cache County
239	Remove goat from pared trails - we get flat tires if tubes are not slimmed.
240	Horses okay on bike trails if they stay off trails when wet. Horses in mud = bad ruts.
241	Same density with more clustering.
	High impact fees used to buy open space!
242	Widening roads to accommodate cyclists (1 "agree")
243	Help the Forest Service develop a revised plan for Pineview Reservoir. More parking is needed plus support of public transportation during summer.
244	It is getting so our life has to come to a stand still for bikes, 5k, Ragnar, and every other thing they come up with. Ogden Canyon and No. Ogden Divide was closed at the same time for bicycle races. I came home one day and could not turn left by Valley Market to get to my house 3/4 miles down the road. And I needed to get home for a reason. Excuse me, do the bikes pay taxes for their likes, do they have to pay a sticker for their bike, hell no. They have more rights on the road than a car. WE have to go out around them, because they are going 3 a breast down the road. The day of the Ragnar I have to go out and pick up bottle, paper, cups, etc because they are thrown as they go by. Excuse me, cant there b a \$300.00 fine for throwing junk out of a car window. It is getting ridiculous. Recreation would be okay, but take all these things out to Antelope Island. If there was an emergency, to get to the hospital, you would die trying to get past the bikes.
245	Preservation of as much open space as possible that can be enjoyed by all.
246	Continuation of the wonderful hiking trails
247	I would like to see trails remain open in the mountains no matter who owns property... similar to open access to paths in places like England.
248	Cohesive neighborhoods, this is getting difficult with so many rental homes.
249	North park stay the same and keep working with Ogden Nordic
250	Size of vessel restriction on Pineview? Designated no wake area for kayak, canoes, and paddle boards. Keep Pineview level higher during active summer season.
	Signage ordinance to address "look and feel" of the Valley and night sky.

251	Currently we have zoning and kernels of 7 "nodes". Huntsville/Trappers Loop area, Eden, Wolf Creek resort, Liberty Park corner, and Nordic Valley, Snowbasin (upper) and Powder Mountain. Enable development of these nodes. Allow TDR in some cases.
252	Need a valley wide recreation/parks district, with financial support from Wasatch Front cities.
253	Greenfields between the villages. Not continuous urban sprawl.
254	Wider roads with bike lanes
	Bike path through Ogden Canyon
	Liquor store
255	Growth will have a huge impact on roads, pathways, recreation facilities, parks, etc. Use high impact fees to both slow growth and finance infrastructure expansion.
256	A quiet, slow town that isn't a concrete jungle.
	Rural low density with close and easy access to multiple recreation opportunities (2 "agree")
257	Same: Copious open space
	casual atmosphere
	Land preserved for agriculture
	Emphasis on outdoor recreation
258	The number and size of boats on the weekend at Pineview is unsafe and a density that is unhealthy
	Could the size of boats be limited?
	Additional parking is needed, but it's really already too many boats on reservoir, now, so not sure what the answer is on weekend congestion.
259	Encourage non-motorized transportation-- cycle path network
260	Have open space set aside for cluster development. Be held in conservation easements or land trusts to protect it from future development.
261	Build the trails in the Trails Master Plan!
262	Preserve large wildlife corridors and connections to greater Yellowstone dreams.
263	Want dark skies- should be required for residential and commercial.
	More interconnected trails, one down from Wolf Creek would be great.
264	Keep cluster zoning but do not give bonus density
	More pathways
	bike paths along highways
	More lands for parks-- park space is mandated for future population
265	Bicycles are running equestrians and pedestrians off the trails
	Mountain bikes are treating mountain like a gym work out rather than an aesthetic experience
	Either separate trails or do alternate days
266	Pathway circumnavigating Pineview must be complete
267	A management and facilities development plan for Pineview-- especially parking and mass transit. Need more coordination between County, FS, Ogden City
268	A paid employee of Weber County in charge of trail building and maintenance
269	The trails need to be connected. IT seems that there are several trails that don't connect
270	Different: Increased retail opportunities
	Improved parking at areas around dam
	User fees for windsurfer beach park area (fees go back into facilities)

	Increase pathways
271	County should step up to help pay for pathways
	Preserve North Fork Park
	Seek Dark Sky designation
272	Street lights-- there aren't many in the valley, but even the few we have add to the light pollution and take away from the beautiful, clear night sky.
273	Complete Pineview path. Organize volunteer weed/debris maintenance.
274	A shoulder on the road around Pineview
275	Better planning for water disposal associated with big recreational development.
	Local business support for recreational development
	Sanity check on valley carrying capacity
276	Plan for central community sewer treatment to ensure our natural resources remain clean.
277	I don't see the problem in second homes. They pay taxes to support the region, but consume very little of those resources. However, impact fees for water use must be higher for new homes built.
278	People come here from out of state with all their big ideas, and big money talks. Then all of our taxes go up to support their ideas.
279	Must take into account water needs for those here-- don't allow over building with the presumption that there will be water.
280	we should have bus to Ogden
281	If Valley is going to grow, we must have mass transportation options. The existing roads will not handle the increased traffic.

Comments received through [www.ValleyPlan.Com](http://www.ValleyPlan.Com)

1	A commitment to non-motorized outdoor recreation is the key to the Valley. Please hire someone at Weber County who will oversee trail building and work to get the PineView Loop complete. Also bike lanes are a must around the reservoir.
2	<p>These comments are in response to the county's request for input by Ogden Valley Residents. My comments are about transportation, public and recreational. Although expansion of UTA into the Ogden Valley--beyond the season service that now exists for skiers--is one public transportation option, another would be the development of a county bus system by Weber County. UTA covers some areas of the county outside of Ogden, but it is limited for residents to the west and east of Ogden. Other counties in the state--Cache County comes to mind--have public transportation systems for their residents. What can't Weber county and why can't this service extend to Huntsville, Eden, and Liberty?</p> <p>Recreational transportation would be well served by the addition of a budget and a dedicated county staff person (s) to plan and develop new trails in the county. Valley-related projects could include completion of the Pineview Loop, shoulders on the main paved highways ringing the valley (a project that would need to be addressed in conjunction with the state), and the addition of other biking/walking/horseback riding trails in the valley.</p>

3	<p>Logan-Simpson friends, I'm very interested in this round of Valley Planning. I've been lobbying Planning Staff and the County Commissioners since 2005 for a better definition of and for the supporting ordinances for the General Plan. I hope you will look at <a href="http://ogdenvalleygem.org/gem-reports/">http://ogdenvalleygem.org/gem-reports/</a> which includes important citizen input on a variety of plan topics. You'll see the lists of committee members in the front of most of the reports. I'd like to talk with you and will certainly stay in touch using this website if your schedule doesn't permit face to face time.</p> <p>I know you visited with Dr. Kimbal Wheatley and with Kirk Langford, both of whom I have worked for the last 12 years on planning topics. As the chairman of our GEM Committee Dr. Wheatley will be an invaluable resource to you as will Mr. Langford, a long time member.</p> <p>Having looked at entitlements for years now I've developed an affinity for the option of implementing a TDR driven Village plan. While I'm sure it isn't the only way to address the issues, and has strong opposition from some who would likely be personally impacted, I think it would meet most of the Valley needs. However, I'm open to discussion on this or any other proposition. The primary detriment I see is the use of TDR's since the political system will have difficulty living with an entitlement cap.</p>
4	<p>So far you have held stakeholder meetings. Who are the stakeholders? How were they identified as stakeholders?</p> <p>How much funding has been set aside for this effort? Who is in charge? How much money has been spent so far?</p> <p>How much money has been provided from non-government sources? Who are they? What is their stake in Ogden Valley?</p>
5	<p>Please work to make Ogden Valley a better place to recreate for non-motorized trail users. Hire someone on staff, full-time, to coordinate trail plans, maintenance and Weber Pathways. Also put a shoulder for road cyclists on the highway.</p>
6	<p>As a road bike enthusiast, I would like to see full shoulders on the road around Pineview Reservoir.</p>
7	<p>Please, Please put a shoulder on the highway around Pineview for road cyclist.</p>
8	<p>Regarding recreation in Ogden Valley, I would like to see an emphasis on recreation and have these specific comments:</p> <ol style="list-style-type: none"> <li>1. I would like to see the County complete the trail around the reservoir, known as the Pineview Loop Pathway (PLP).</li> <li>2. The area known as Pelican Beach--it is a mess on spring/summer/fall weekends--cars parked along the road and up on the shoulder, people from cars running across the road, trash overflowing, litter everywhere. I am aware that the USFS is working with the county and Weber Pathways to fix. I would like to see the county make this a priority.</li> <li>3. Every year, we get more and more cyclists on/along the roads throughout the Valley. I am one of them. Along routes that the PLP does not run, I would like to see wider shoulders so that cyclists can safely ride. This includes the roads around the reservoir. I realize these are UDOT roads. The county should be working with UDOT to put this into UDOT's future planning.</li> <li>4. The Wheeler Creek Trailhead is overcrowded and unsightly. Any Saturday that I don't get there before 8am, there is no room for me to park. Can the county and USFS enlarge and clean up?</li> <li>5. Since there is no requirement for sidewalks in the Valley, I would like to see the county take on the construction of paved trails in areas where there are many pedestrians. This includes a trail from Wolf Creek Resort to the 4-way stop.</li> <li>6. The county should make it a priority to eliminate noxious weeds in the Valley--enforce the weed ordinance and take care of county property. I would put puncture vine first on this list; dyers woad a close second.</li> </ol>

