COMPREHENSIVE LAND USE MASTER PLAN

SOUTHEAST PLANNING AREA

South Ogden City - Town of Uintah
Part of the Unincorporated Weber County

September 1971

Prepared by

SOUTHEAST MASTER PLAN COMMISSION

The preparation of this report was financed in part through a Federal Grant to the Utah State Planning Coordinator, from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

INTRODUCTION TO THE PLAN

The modern city, town, or regional planning Unit in an urban area is a complex orgainism. It is a great human enterprise serving the material and spiritual needs of man. It is a segment of the land on which people have selected their places to live and to work, to learn and to trade, to play and to pray. It is a mosaic of homes, and shops factories and offices, schools and libraries, theaters and hospitals, parks and churches, meeting centers and government centers. All of these are woven together by a network of streets and transportation routes, water, sanitation, and communication channels.

To arrange all of the individual entities as they develop into a cohesive, viable community is the function of the comprehensive plan - also referred to as the general or master plan. A city, town, or region is like a growing child - at once sensitive to the many influences acting upon it, yet capable of absorbing great amounts of shock. A change in the manner of which any part functions affects the ability of all the other parts to function. A new home means more traffic on the streets, extra mail in the postman's bag, another customer in the supermarket, more children in the school, more water for the lawn, more picnics in the park, and it means more revenue for the respective local governments in the form of taxes. However, growth does not necessarily mean increased viability and prosperity for the community. These qualities are the result of the community's determination to maintain a balanced use of its land and resources.

The Comprehensive Plan for the Southeast Planning Area is a guide to orderly development to promote the health, safety, welfare, and convenience of the people living within the area. It organizes and coordinates the complex relationships between urban land uses. It charts a course for growth and change. It expresses the aims and ambitions of a community, delineating the form and character it seeks to achieve. It reflects the policies by which there goals may be reached. It is responsive to appropriate change and, to maintain its essential vitality, is subject to continual review. The plan directs the physical development

of the community area and its environs in relation to its social and economic well being based on the results of information carefully gather and examined over a period of two years.

While the plan attempts to be thoroughly practical and economically sound in its expression of goals and policies it also gives expression to other than the purely materialistic aspirations (i.e. economic growth) of the people for which it is written. The plan is concerned with the aesthetic qualities of the environment as well as efficiences and conveniences in hopes that the realization of some of life's softening influences will help those who live in the city, the town, or the countryside to develop a deep devotion and loyality to the concept of planning - a process essential to building better communities.

In the State of Utah, the development of a master plan is one of the functions and duties of the Planning Commission. Title 10-Chapter 9-Section 20 of the State Municipal Planning Enabling Act provides:

> It shall be the function and duty of the planning commission, after holding public hearings, to make and adopt and certify to the legislative body, a master plan for the physical development of the municipality, including any areas outside of its boundaries which in the commissions' judgment, bear relation to the planning of the municipality. Where the plan involves territory outside the boundaries of the city, action shall be taken with the concurrence of the county or other municpal legislative body concerned. The master plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the planning commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The planning commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail.

The Southeast Master Plan Commission

ACKNOWLEDGEMENTS

Southeast Master Plan Commission

T. Homer Johnston, Chairman
South Ogden City

Wardell Black,	South Ogden Planning Commission
Calvin R. Bybee,	Uintah Town Board
Lucien O. Foulger,	South Ogden City Council
Selar S. Hutchings Jr.,	South Ogden Planning Commission
Conway Morris D.D.S.,	South Ogden Planning Commission
Cecil Leon Rice,	Chairman Uintah Planning Commission
Ronald Smout,	Weber County Planning Commission
Lewis Thorpe,	South Ogden Planning Commission

SOUTH OGDEN CITY COUNCIL

Harvey Hegstrom, Mayor
Thair Blackburn
Lucien O. Foulger
Laurence E. Shaw
J. Farrell Shepherd
Rulon Wardle

SOUTH OGDEN PLANNING COMMISSION

T. Homer Johnston, Chairman
Wardell Black
Selar S. Hutchings Jr.
Conway Morris D.D.S.
Lewis Thorpe

SOUTH OGDEN CITY
ADMINISTRATOR
Lee Stauffer

UINTAH TOWN BOARD

R. Dean Fernelius, President
Calvin Reed Bybee
Neil Bybee
Jack W. Keyes
Luke Mildon

UINTAH PLANNING COMMISSION

Cecil Leon Rice, Chairman
A. Basil Combe
James R. Fernelius
R. Dee Kendell
Phillip Peterson

WEBER COUNTY COMMISSION

George T. Frost, Chairman
William S. Moyes
Charles Story

WEBER COUNTY PLANNING COMMISSION

Clark Puffer, Chairman
Ronald Smout, Vice Chairman
Norman Schmehl
Sterling Wood
Kenneth Jones
Clyde Lowe

Support Provided by the Weber County Planning Commission Staff

Graham F. Shirra, Director
Glade Nelson, Associate Planner
Herschel G. Hester III, Assistant Planner
Edward T. Reed, Assistant Planner
Robert J. Bush, Junior Planner
Valerie Breinholt, Clerk-Steno

Additional assistance was provided by various City, Town, County, and State departments, agencies, and offices as well as individual citizens having personal interest in or knowledge of the planning area.

A JOINT RESOLUTION OF
THE WEBER COUNTY PLANNING COMMISSION
AND THE WEBER COUNTY COMMISSION ACCEPTING AND APPROVING
THE MASTER PLAN FOR THE SOUTHEAST PLANNING AREA
OF WHICH WEBER COUNTY IS A PART.

WHEREAS, it has been determined in order to promote the orderly growth of the Southeast Planning Area and in particular Weber County, to preserve property values and to promote the public safety, health, and general welfare of its residents a master plan for land use should be prepared as a guide for future growth and development, and

WHEREAS, the Wasatch Front Regional Council and the Weber Area Council of Governments in behalf of Weber County, South Ogden City, and Uintah Township have entered into a contract with the Department of Housing and Urban Development for federal assistance to develop a master plan of land use for the Southeast Planning Area which includes a part of Ogden City, the City of South Ogden, the Township of Uintah, and a part of the unincorporated area of Weber County, and

WHEREAS, the staff of the Weber County Planning Commission in cooperation with the Southeast Area Master Plan Commission, the South Ogden City Planning Commission, the Uintah Planning Commission, and the Weber County Planning Commission has made detailed studies related to land use, population, housing, transportation, economic development, community facilities, and public utilities for the past two years, and these studies have been reviewed by the South Ogden City Planning Commission and City Council, the Uintah Planning Commission and Town Board, and the Weber County Planning Commission, and County Commission, and

WHEREAS, in accordance with Utah State Law, public hearings were held in South Ogden City and Uintah-the time and place of which were published in the Ogden Standard Examiner August 4, 1971 as listed below-to explain the master plan proposals and to receive comments from the public which were considered and adjustments made to the master plan as deemed necessary for the improvement of the master plan;

1. Thursday, August 19, 1971, 7:30 P.M., Uintah Town Hall, 2095 East 6550 South.
2. Tuesday, August 24, 1971, 8:00 P.M., South Ogden City Council Chambers, 525 East 39th Street.

NOW, THEREFORE, be it resolved by the Planning Commission and the County Commission of Weber County, Utah that the Comprehensive Land Use Master Plan for the Southeast Planning Area incorporating proposals for residential, commercial, community facilities, public utilities, and transportation development be accepted and adopted as the Master Plan for that part of Weber County included in the Southeast Area.

BE IT FURTHER RESOLVED, that the Southeast Area Master Plan, as adopted, be reproduced and copies thereof be made available for the use of the Weber County Commission, its

Administration and all other interested persons.

Clark Puffer, Chairman
Weber County Planning Commission

Dated this 7 day of September 1971

George T. Frost, Chairman
Weber County Commission

Dated this 9 day of September 1971

Attest:
County Recorder

A JOINT RESOLUTION OF

THE SOUTH OGDEN CITY PLANNING COMMISSION AND

THE SOUTH OGDEN CITY COUNCIL ACCEPTING AND APPROVING

THE MASTER PLAN FOR THE SOUTHEAST PLANNING AREA

OF WHICH SOUTH OGDEN CITY IS A PART.

WHEREAS, it has been determined in order to promote the orderly growth of the Southeast Planning Area and in particular South Ogden City, to preserve property values and to promote the public safety, health, and general welfare of its residents a master plan for land use should be prepared as a guide for future growth and development, and

WHEREAS, the Wasatch Front Regional Council and the Weber Area Council of Governments in behalf of Weber County, South Ogden City, and Uintah Township have entered into a contract with the Department of Housing and Urban Development for federal assistance to develop a master plan of land use for the Southeast Planning Area which includes a part of Ogden City, the City of South Ogden, the Township of Uintah, and a part of the unincorporated area of Weber County, and

WHEREAS, the staff of the Weber County Planning Commission in cooperation with the Southeast Area Master Plan Commission, the South Ogden City Planning Commission, the Uintah Planning Commission, and the Weber County Planning Commission have made detailed studies related to land use, population, housing, transportation, economic development, community facilities, and public utilities for the past two years, and these studies have been reviewed by the South Ogden City Planning Commission and City Council, the Uintah Planning Commission and Town Board, and the Weber County Planning Commission and County Commission, and

WHEREAS, in accordance with Utah State Law, public hearings were held in South Ogden City and Uintah-the time and place of which were published in the Ogden Standard Examiner August 4, 1971 as listed below- to explain the master plan proposals and to receive comments from the public which were considered and adjustments made to the master plan as deemed necessary for the improvement of the master plan, and

1. Thursday, August 19, 1971, 7:30 P.M., Uintah Town Hall, 2095 East 6550 South.
2. Tuesday, August 24, 1971, 8:00 P.M., South Ogden City Council Chambers, 525 East 39th Street.

WHEREAS, the South Ogden City Council set aside the time of 9:00 P.M. at its regular Council Meeting, Tuesday, September 7, 1971 to further discuss the proposals within the master plan and made whatever changes desirable.

NOW, THEREFORE, be it resolved by the Planning Commission, and City Council of South Ogden City, Utah that the Comprehensive Land Use Master Plan for the Southeast Planning Area incorporating proposals for residential, commercial, community facilities, public utilities, and transportation development be accepted and adopted as the Master

Plan for South Ogden City.

BE IT FURTHER RESOLVED, that the Southeast Area Master Plan, as adopted, be reproduced and copies thereof be made available for the use of the South Ogden City Council, its City Administration and all other interested persons.

J. Homer Johnston

T. Homer Johnston, Chairman
South Ogden City Planning Commission

Dated this 2 day of September 1971

Harvey Hegstrom, Mayor
South Ogden City, Utah

Dated this 7 day of September 1971

Attest: Lee Stauffer
City Recorder

A JOINT RESOLUTION OF

THE UINTAH TOWN PLANNING COMMISSION AND THE UINTAH TOWN BOARD

ACCEPTING AND APPROVING THE MASTER PLAN FOR THE SOUTHEAST

PLANNING AREA OF WHICH UINTAH TOWNSHIP IS A PART.

WHEREAS, it has been determined in order to promote the orderly growth of the Southeast Planning Area and in particular Uintah Township, to preserve property values and to promote the public safety, health, and general welfare of its residents and development, and

WHEREAS, the Wasatch Front Regional Council and the Weber Area Council of Governments in behalf of Weber County, South Ogden City, and Uintah Township have entered into a contract with the Department of Housing and Urban Development for federal assistance to develop a master plan of land use for the Southeast Planning Area which includes a part of Ogden City, The City of South Ogden, the Township of Uintah, and a part of the unincorporated area of Weber County, and

WHEREAS, the staff of the Weber County Planning Commission in cooperation with the Southeast Area Master Plan Commission, the South Ogden City Planning Commission, the Uintah Planning Commission, and the Weber County Planning Commission has made detailed studies related to land use, population, housing, transportation, economic development, community facilities, and public utilities for the past two years, and these studies have been reviewed by the South Ogden City Planning Commission and City Council, the Uintah Planning Commission and Town Board, and the Weber County Planning Commission and County Commission, and

WHEREAS, in accordance with Utah State Law, public hearings were held in South Ogden City and Uintah-time and place of which were published in the Ogden Standard Examiner August 4, 1971 as listed below-to explain the master plan proposals and to receive comments from the public which were considered and adjustments made to the master plan as deemed necessary for the improvement of the master plan;

1. Thursday, August 19, 1971, 7:30 P.M., Uintah Town Hall, 2095 East 6550 South.
2. Tuesday, August 24, 1971, 8:00 P.M., South Ogden City Council Chambers, 525 East 39th Street.

NOW, THEREFORE, be it resolved by the Uintah Town Planning Commission and Town Board of Uintah, Utah that the Comprehensive Land Use Master Plan for the Southeast Planning Area incorporating proposals for residential, commercial, community facilities, public utilities, and transportation development be accepted and adopted as the Master Plan for Uintah, Utah.

BE IT FURTHER RESOLVED, that the Southeast Area Master Plan, as adopted, be reproduced and copies thereof be made available for the use of the Uintah Town Board,

the town's Administration and all other interested persons.

Cecil Leon Rice

Cecil Leon Rice, Chairman
Uintah Planning Commission

Dated this 7 day of September 1971

R. Dean Fernelius

R. Dean Fernelius, President
Town Board, Uintah Township

Dated this 7 day of September 1971

Attest:
Mrs Ruth D. Dye
Town Recorder

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CHAPTER 1

AREA ANALYSIS

The land area which comprises the Southeast Planning Area for purposes of developing this master plan is:

1. Located in the southeast corner of Weber County, Utah

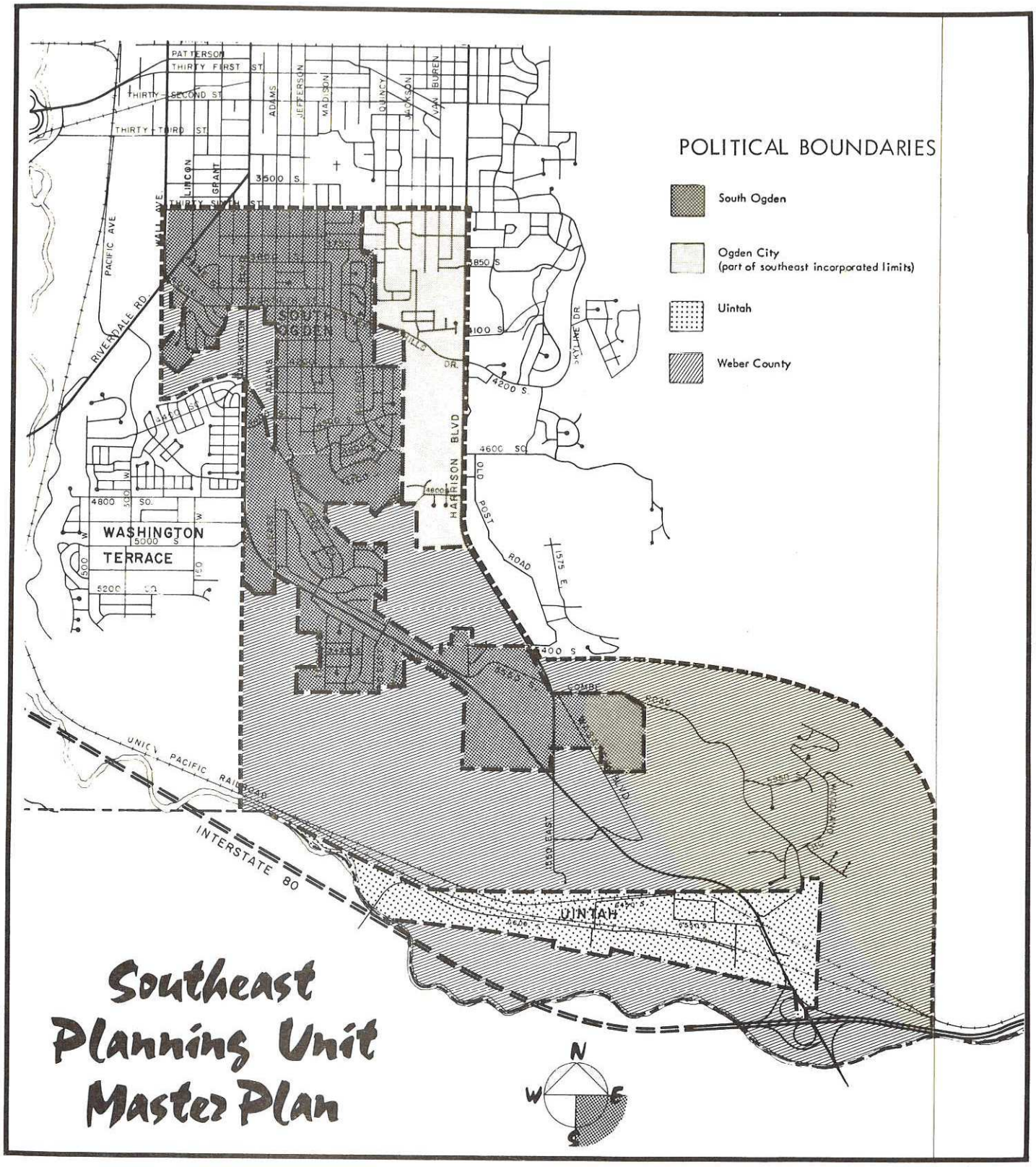
2. Bounded by Thirty-sixth Street on the north, Harrison Boulevard and the Cache National Forest on the east, the Weber River on the south; and Washington Boulevard to approximately 4200 South and Wall Avenue from that point to Thirty-sixth Street on the west.

3. Comprised of the incorporated cities of South Ogden, the town of Uintah, a small portion of Ogden City and portions of the uni ncorporated area of Weber County known as Burch Creek and Uintah Highland.

The total land area that is being considered for the development of the Southeast Master Plan consist of 5,746 acres or roughly nine square miles.

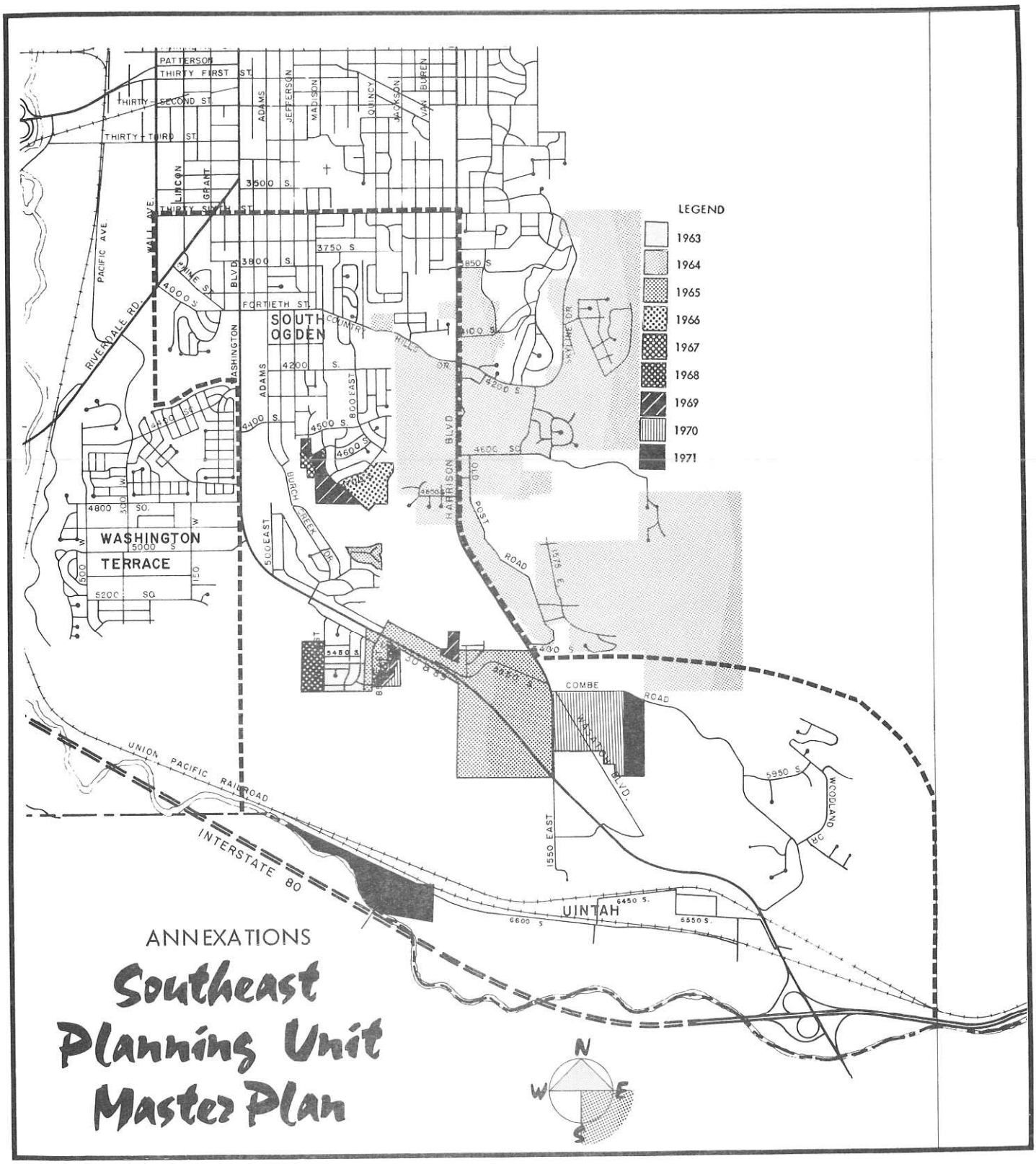
The following maps show the political boundaries and the annexations that have been made to the communities between 1963 and 1971.

MAP 1



Southeast Planning Unit Master Plan

MAP 2



ANNEXATIONS

Southeast Planning Unit Master Plan

GEOGRAPHIC CONSIDERATIONS

Topography: In General

The past and future development of the vacant lands within the Southeast Planning Area has been and is greatly affected by the general topography. The area is divided into two drainage zones which may be referred to as the Burch Creek and Uintah Drainage Basins. The former of these drain to the north and west, the latter drains to the southwest. The Wasatch Mountains on the east rise abruptly to over four thousand nine hundred feet above the floor of the valley below. The steep west, scarp face of the Wasatch gives way to a more gentle slope with intermitent bench areas that finally becomes a nearly level plain as it continues to the Great Salt Lake.

Development in the planning area has taken place on contiguous alluvial delta of streams that flowed of the face of the mountains into the waters of ancient Lake Bonneville - the Pleistocene Age Lake that has receeded due to evaporation over these many years leaving what is now known as the Great Salt Lake. Gently sloping in the direction of the drainage basins the rolling, oak covered hills and nearly flat expances of the valley floor provide an excellent setting for residential development.

The quality of usable land for agriculture declines from rich alluvial soils near the mountains to soils containing more alkali as the land mass beomes the shoreline of the lake. The availability of usable water for culinary and agricultural purposes also decreases from east to west.

Burch Creek bisects the planning area in a north-west-southwest direction and provides a natural recreation area for many persons who reside in the planning unit.

The bench areas in the foothills of the mountains have in the past and will continue in the future to provide areas for the development of exclusive residential areas. The scrub oak that covers much of the vacant land and the magnificant views of the valley below encourage a large number of persons each year to purchase land higher and higher on the foothills for residential use. The cost of development in these areas because of the steep terrain does not seem to be much of a deterrant to those persons who each year join other "cliff dwellers" a little higher on the hill.

Land Capability - Soils

Soil is one of the most important parts of our environment. Its very familiarity often leads to lack of appreciation of its significance. But, the composition and topography of a soil is a powerful determinent of the way we use land. Whether soils are sand or clay, level or steep, organic or inorganic, wet or dry, makes a significant difference in constructing roads and buildings, in landscaping and plant growth, and in sewage removal. The detrimental results of land use malpractices in many areas have shown beyond doubt that it is both necessary and advantageous to use soil analysis as one criteria for making more accurate determinations of the most suitable locations for future land use.

Since a wide range of population densities, land values, and levels of accessibility are found in the planning unit, it is important to evaluate the impact of soils in various parts of the unit. High or medium density urban development may be quite sensitive to soil differences where levels of accessibility and land values are relatively low. Development whether or not is undertaken is often influenced by construction costs associated with soil differences.

With new and improved access within the planning unit, there seems little doubt that the opportunity to choose suitable development sites is strengthened. However, availability of access will mean higher land values. In areas such as this, it is more economical to correct deficiencies of development sites through draining, filling or other then would be the case under low intensity uses.

In the case of decisions for commercial or industrial developments, accessibility, people, marketing opportunities, and other locational factors will generally override differences commonly found in soils. However, site development and construction costs will vary with the nature of soils of the area selected for development.

The soils of the planning unit have been rated on the basis of characteristics and qualities that affect their use for foundations for buildings and septic tank systems.

Generally, soils are rated on the basis of limitations or hazards and placed in five classes. A rating of very slight means the soil is relatively free of limitations; slight, the soil has few limitations that are easily overcome; moderate, the soil has limitations of moderate amount of intensity that need to be recognized but can be overcome by correct planning, careful design, and good management; severe, the soil has limitations severe enough to make the use of the soil questionable, and careful planning and above-average management are required; very severe, the soil has limitations that require extreme measures to overcome and the use of the soil is generally not practical.

For residential and industrial buildings, the selection and use of soils as foundations are determined mainly by texture, permeability, depth to the water table, bearing capacity, shear strength, and slope. Although slope does not directly affect foundations, it does affect construction and is therefore considered. Special design and construction methods are needed for buildings on steep slopes. The substructure of the soil usually provides the base for foundations of buildings and therefore is the material that is rated for foundations.

Septic tank system effectiveness is determined largely by the kind of soil. The main characteristics and qualities that determine the suitability of a soil for use as a filter field are texture, permeability, depth to hard rock or other restrictive layer, frequency of flooding or overflow, depth to the water table, and degree of slope.

Limitations applicable to building foundations and septic tank systems are shown on the following map. The main characteristics and qualities considered in making the ratings shown in the following table which is related to the map were drainage, depth to the water table, depth to a restricting layer, texture, kind of parent material, kind and amount of clay, slope, and stoniness. The ratings do not include other features that may be important in the selection of an area for a specific use. Unless otherwise stated the ratings apply to material to a depth of only five feet.

TABLE 1

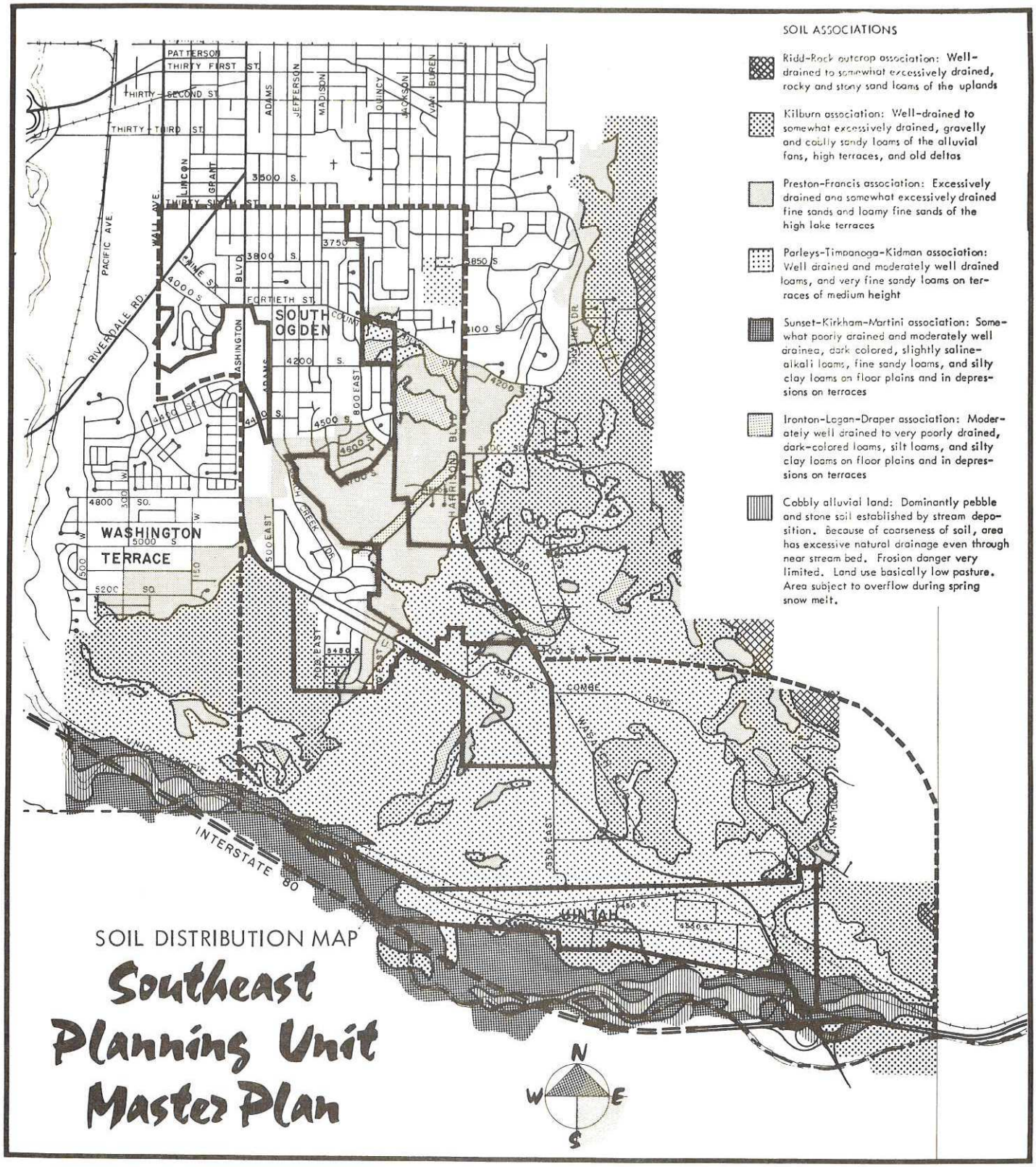
Limitations of Soils for Use In Community Development

Soils	Low Building Foundation	Septic Tank Conditions	Untreated Steel Pipe	Concrete Conduit	Landscaping	Recreation Areas
Ridd Rock Outcrop Assn.	Very Severe	Very Severe	Slight	Slight	Very Severe	Very Severe
Kilburn Assn.	Slight	Slight to Severe	Slight	Slight	Severe	Severe
Preston-Francis Assn.	Slight	Severe	Very Slight	Slight	Severe	Severe
Parleys-Timpanoga-Kidman Assn.	Moderate	Moderate	Slight	Slight	Slight	Severe
Sunset-Kirkham-Martini	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Ironton-Logan-Draper	Moderate to Severe		Moderate to Severe	Moderate to Severe	Moderate to Severe	Moderate to Severe

Cobby - Alluvial: This soil is not used for the above specified purpose and therefore is not rated.

Source: Soil Survey Davis - Weber Area, Utah; United States Department of Agriculture 1968.

MAP 3


SOIL ASSOCIATIONS
Ridd-Rock outcrop association: Well-drained to somewhat excessively drained, rocky and stony sand loams of the uplands
Kilburn association: Well-drained to somewhat excessively drained, gravelly and cobbly sandy loams of the alluvial fans, high terraces, and old deltas
Preston-Francis association: Excessively drained and somewhat excessively drained fine sands and loamy fine sands of the high lake terraces
Parleys-Timpanoga-Kidman association: Well drained and moderately well drained loams, and very fine sandy loams on terraces of medium height
Sunset-Kirkham-Martini association: Somewhat poorly drained and moderately well drained, dark colored, slightly saline-alkali loams, fine sandy loams, and silty clay loams on floor plains and in depressions on terraces
Ironton-Logan-Draper association: Moderately well drained to very poorly drained, dark-colored loams, silt loams, and silty clay loams on floor plains and in depressions on terraces
Cobbly alluvial land: Dominantly pebble and stone soil established by stream deposition. Because of coarseness of soil, area has excessive natural drainage even though near stream bed. Frosion danger very limited. Land use basically low pasture. Area subject to overflow during spring snow melt.
PATTERSON
THIRTY FIRST ST.
THIRTY - SECOND ST.
THIRTY - THIRD ST.
THIRTY SIXTH ST.
ADAMS
JEFFERSON
MADISON
QUINCY
JACKSON
VAN BUREN
LINCOLN
GRANT
3500 S.
WALL AVE.
PACIFIC AVE
RIVERDALE RD.
MAPLE ST.
BLVD
3800 S.
3750 S.
3850 S.
4000 S.
FORTIETH ST.
SOUTH OGDEN
COUNTRY CLUB
3100 S.
4200 S.
WASHINGTON
ADAMS
800 EAST
4300 S.
4400 S.
4500 S.
4600 S.
HARRISON BLVD
4800 SO.
WASHINGTON TERRACE
5000 S.
5200 SO.
500 EAST
5480 S.
5500 S.
3550 S.
COMBE
ROAD
INTERSTATE 80
830 EAST
WASATCH
UINTAH
4450 S.
SOIL DISTRIBUTION MAP
Southeast Planning Unit Master Plan
N
W
E
S

Geologic Hazards

The purpose of this portion of the master plan is three fold; first, to breifly explain the various hazards that are related to active faults and earthquakes; second, to more precisely delineate the location of the Wasatch Fault within and near the Southeast Planning Unit and indicate the potential hazards that exist along it; and third, to recommend specific steps that can be taken to minimize these potential hazards.

The information presented in this section is taken from a report by Woodward-Clyde and Associates. Consulting Engineers and Geologist from Oakland, California entitled: Wasatch Fault, Earthquake Fault Investigation and Evaluation, A Guide To Land Use Planning.

Within the Southeast Planning Unit there is only one relatively small area in the southeast corner that is affected significantly by the Wasatch Fault. There is, however, considerable fault activity, as is shown on the accompanying map, immediately to the east of the planning unit.

> Sudden displacement of the ground surface by fault movement represents a hazard of considerable engineering significance. Rapid fault displacements in historic time on active faults during a single event have reached amounts as great as 35 feet vertically and 25 feet horizontally. It is significant that almost all such displacements have occurred as discrete breaks along faults that had been or could have been recognized had sufficient studies been conducted to locate them. Many displacements have occurred along faults that had clearly recognizable evidences of earlier historic or prehistoric breaks along the same line. Also, in recent years there has been increasing awareness of the problem of slow fault slippage. A number of faults in California as well as other parts of the world have been studied in detail from this point of view. It is evident that a considerable amount of nonseismic fault creep motion is occurring in many regions traversed by active faults. These slow fault motions have, in some cases, been the cause of considerable damage to structures built astride the fault zone. [1]

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[1] Woodward-Clyde and Associates, Wasatch Fault, Earthquake Fault Investigation and Evaluation, A Guide To Land Use Planning, (1970) pp. 2-3

During a quiescent period of an active fault when there has been no significant fault movement-there is unfortunately a tendency for a complacent "it can't happen here" attitude to develop along with the feeling that active faults and earthquake hazards have been overrated and that they do not really pose an important problem. The risk from fault displacement depends not only on the location of the fault and seismic activity of the region, but also on the population density and economic development along the fault. If the fault displaces the ground through an unpopulated area, it does not constitute a hazard; if an earthquake strikes in an undeveloped area, it cannot cause an economic disaster. These hazards do constitute potential disaster to areas where development is contemplated along and across an active fault. In this respect, the active fault problem in Utah is becoming more serious because a major portion of the population of Utah is located along and across the active Wasatch Fault.

As population increases, there is a tendency to build on marginal land or to use less desirable sites. these land use problems are becoming increasingly serious along the Wasatch Fault, but it is not clear precisely how they should be treated. It would seem fool hardy to make large development and construction investiments on sites that will almost certainly be destroyed during the next major fault movement; at the same time however, neither would it be prudent to prohibit use of all land within and immediately adjacent to the fault zone. At present, these hazards and risks are not defined to the extent that value judgements can be made concerning practical solutions to the fault risk problem. Knowing the future fault displacements are likely to occur along the Wasatch Fault, precautions must be taken to minimuze the loss of property and life from the effects of fault movement.

The most recent movements on the Wasatch Fault are predominately vertical, with the mountain block being displaced relateively upward in

respect to the valley block. Because of the vertical movement and the geometry of the fault plane, past movements along the Wasatch Fault have produced grabens (ditch) and tilted blocks adjacent to the main fault break. Future movements are expected to also produce tilted blocks and this should be given serious consideration in locating high-rise buildings or other structures that cannot tolerate tilting or changes in lines of level. Tilting should be of prime concern in more detailed investigation and evaluations.

Earthquake Associated Damage

It is a commonly held misconception that distance from the surface trace of an active fault is the best assurance against earthquake damage. Experience has shown that the intensity of an earthquake is not necessarily highest at the surface trace of the earthquake-generating fault. If the structure is not astride an active fault, it matters little whether it is alongside the fault trace or several miles away, because energy reaching the surface will be almost the same at the two points, everything else being equal.

Earthquake damage depends on many variables: earthquake magnitude, epicentral location, depth of focus, duration of shaking, near surface soil and geologic conditions, structural type, and design. Damage related to foundation conditions depends upon material density, shear strength, thickness and water level. Thus, proximity to an active fault should not be given undue weight when deciding where to build; more consideration should be given to ground conditions and structural design.

Conclusions

1. The Wasatch Fault is considered active on the basis of geologic and seismologic evidence. The faulting along the length of the Wasatch Fault exhibits fault features typical of recently active faults.

2. It is probable that future fault displacements will follow the most recently developed planes of weakness. The most likely locations for future major surface fault ruptures will be along lines marked on the accompanying maps as Class 1. Minor displacements due to branch or splinter faulting or ground failure will most likely occur along Class II and Class III lines.

3. Vertical deformation may take place as a result of displacement during fault movement. Such deformation may uplift, depress or tilt the land surfact for considerable distances (as much as several hundred feet) on either side of the causative fault. Several instances of tilted ground were found along the study area near the fault and in planning stages this should be considered as a definite hazard to multi-story or high-rise construction.

4. Aside from surface fault rupture, the area may be subjected to other earthquake effects such as stong shaking and ground failure. These effects are directly related to the intensity of shaking and the response of the foundation soils to the earthquake vibrations. The proximity of a particular site to an active fault is not as important as the ground conditions beneath the site. Therefore, it is possible to have a site located near an active fault that may be comparatively safer than a site having poor soil conditions located several miles from the fault.

5. Several landslides exist along the Wasatch Range from coincident with the Wasatch Fault. An earthquake of the size which is capable of occurring there could cause slides and rock falls of large proportions, pimarily affecting the areas adjacent to the Range front.

Recommendations

Before development is allowed along the Wasatch Fault, comprehensive geological and engineering investigations and evaluations should be required. These investigations should define the locations of surface fault ruptures and

other geologic hazards on or near the proposed development. Once these features have been accurately defined, an estimate should be made, with appropriate supporting data, as to the extent and magnitude of movement which should be anticipated for design purposes and the estimated probability of occurrence.

Attention should be given to evaluate the overall site stability to assure that the site can be expected to remain substantially intact during and subsequent to the maximum credible earthquake or fault displacement. Although some cracking of the ground and cracking of pavements might occur, it should be expected that there would be no large fissures, offsets, or lateral movements or vertical slide movements of more than a few inches.

In evaluating landslide potentials, as well as locations of soil strata which might be subject to reduction of strength or liquefaction potential, it is recognized that complete certainty in the locations of such strata and in the evaluation of behavior during an earthquake is not practically feasible. Therefore, the studies should be carried to a degree of thoroughness which would indicate a high order of dependability of the overall conclusions. The recommendations reached should include an appropriate evaluation of the limits of confidence which might be expected based on the extent of studies made.

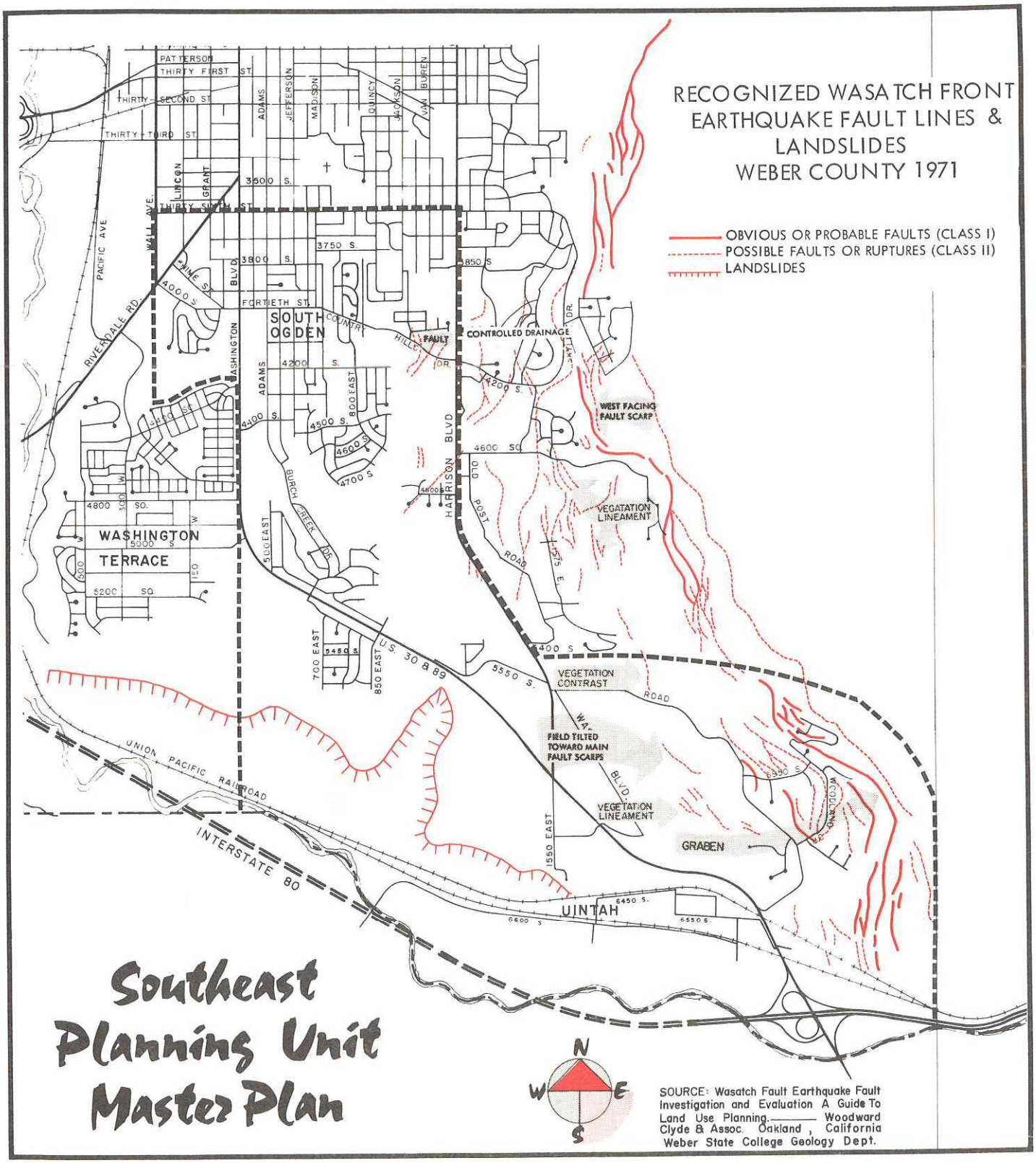
Schools, hospitals, fire houses, and other buildings of high socio-economical importance should not be built over earthquake faults. High pressure transmission lines such as water, gas, petroleum, chemical, and other volatile products should avoid crossing the Wasatch Fault if possible. Where these transmission lines must cross the fault, they should do so near the surface and at right angles to the strike of the fault. They should encorporate such safety features as flexible joints and automatic shutoff valves to be activated immediately if the lines are damaged by fault movement or earthquakes.

In view of the many different uses which may be planned for land areas along the Wasatch Fault and the variations in the geologic, soil, and foundation

problems which require consideration, it is not feasible at this time to prescribe specific investigations, tests, or analyses which would be appropriate for all of these varied requirements. The object of the foregoing discussion, therefore, has been directed toward outlining the nature of the problems which might require consideration in any specific land use. It is believed that the implementation of policies required to answer these problems will require the formulation of highly competent Review Board which will be charged with the responsibility of evaluating the appropriateness of the specific investigations and analyses which may be required for any particular land use or project. The appropriate scope and extent of such investigations and studies should be sufficient to enable the knowledgeable professional geologists, engineers, and other specialists on the Board of Review to ascertain that the severity of each particular type of problem has been reasonably evaluated, and the margins of safety provided are appropriate in relation to the consequence of occurrence of the particular problem under consideration. It is expected that as work is carried on under this program, there will develop a sound body of information concerning investigative and design and construction procedures which will enable desirable projects to be carried out with an optimum balance between the factors of cost, risk, and function, and that this can be accomplished while encouraging a continued improvement in the "state of the art" regarding application of technical knowlege to advantageous use of the properties concerned.

The responsibility of the Board should be as follows: 1) establish and revise safety criteria for the Wasatch Fault and structures therein with respect to risk zoning; 2) review all proposed development projects for the adequacy of their specific safety criteria, and to make recommendations concerning these criteria; 3) gather and make available data developed from specific projects under their jurisdiction; 4) to complement the functions of local building departments and local city and county planning departments.

MAP 4


RECOGNIZED WASATCH FRONT EARTHQUAKE FAULT LINES & LANDSLIDES WEBER COUNTY 1971
OBVIOUS OR PROBABLE FAULTS (CLASS I)
POSSIBLE FAULTS OR RUPTURES (CLASS II)
LANDSLIDES
SOUTH OGDEN
WASHINGTON TERRACE
UNION PACIFIC RAILROAD
INTERSTATE 80
U.S. 30 & 89
UINTAH
FAULT
CONTROLLED DRAINAGE
WEST FACING FAULT SCARP
VEGETATION LINEAMENT
VEGETATION CONTRAST
FIELD TILTED TOWARD MAIN FAULT SCARPS
GRABEN
HARRISON BLVD
WASHINGTON BLVD
PATTERSON
THIRTY FIRST ST
THIRTY SECOND ST
THIRTY THIRD ST
THIRTY SIXTH ST
FORTIETH ST
ADAMS
JEFFERSON
MADISON
QUINCY
JACKSON
VAN BUREN
LINCOLN
GRANT
PACIFIC AVE
RIVERDALE RD
3600 S
3750 S
3800 S
4000 S
4200 S
4400 S
4500 S
4600 S
4700 S
4800 SO.
5200 SO.
5450 S
5550 S
6450 S
6550 S
400 S
800 EAST
700 EAST
850 EAST
1550 EAST
OLD POST ROAD
BURCH CREEK DR.
Southeast Planning Unit Master Plan
N
W
E
S
SOURCE: Wasatch Fault Earthquake Fault Investigation and Evaluation A Guide To Land Use Planning.——— Woodward Clyde & Assoc. Oakland, California Weber State College Geology Dept.

The organization of the Interdisciplinary Consulting Review Board should consist of an equal number of geologists, soil engineers, and structural engineers. An architect and a planner should also be on the Board. Of the total membership, no more than half of the members should have principal employment in one of the following fields: 1) private employment, 2) academic employment, and 3) governmental employment.

NOTES AND COMMENTS FOR CLARIFICATION OF INFORMATION ON GEOLOGIC HAZARDS MAP

The following explanations are provided to assist the reader to better understand the information presented on the following map.

Accuracy

Fault related features plotted on the map generally have a lateral accuracy of $\pm$ 100 feet. In areas of high relief or where cultural development such as roads, fence lines, and other similar features are lacking the accuracy may be no better than $\pm$ 200 feet. In urbanized areas the fault features have been modified and obscured by city development. In these areas only the most obvious scarps are plotted and more detailed studies are needed to locate the less prominent secondary faults. Class I Faults: are the most likely candidates for significant future movements. Class II Faults: are probable surface faults. They have little vertical relief and may be secondary fault-related features associated with ground failure or graben development.

BURCH CREEK FLOOD PLAIN INFORMATION

The Stream and Its Valley

The Burch Creek Flood Plain affects the communities of Ogden, South

Ogden, and parts of Weber County.

The stream is situated between the Ogden and Weber River basin and drains a 5.5 square mile portion of the western slope or "front" of the Wasatch Mountains. Burch Creek rises at an elevation of about 9,600 feet above sea level. It issues from the canyon mouth at an elevation of about 5,200 feet and flows in an incised channel across the bench of beach gravels formed by ancient Lake Bonneville. At about Riverdale Road, the stream flows out onto the valley floor where the channel carrying streamflow to the Weber River is little more than a shallow depression two to three feet deep.

Developments in the Flood Plain

The flood plain of Burch Creek has a varied amount of development within it. In its lower reach, it includes portions of the main line and classification yards of the Union Pacific Railroad. Between the railroad and Riverdale Road and above Fillmore Avenue to the canyon mouth, some areas are devoted to truck farming and grazing. However, the area above Fillmore Avenue is being subdivided and residences are being constructed at an ever-increasing rate. Commercial establishments and homes are located on the creek along and just above Riverdale Road. A golf course occupies the flood plain at Washington Boulevard. Between Washington Boulevard and Fillmore Avenue, the stream is deeply incised into the valley bench and developments along the stream are sparse. A number of major highways cross the flood plain. In general, residential construction can be expected to use available lands near the foothill line while commercial and industrial developments make use of the open land along the railroad.

The following map (four plates) shows the Burch Creek Flood Plain, and the development along it within the area included in the Southeast Master Plan. Limits of the Burch Creek with regard to the types of flooding which maybe expected.

Flood Description

Although floods on Burch Creek are known to have occurred in 1952, 1964, and 1967 little definitive data on specific floods is available. Historically, the Ogden area has been damaged by flooding many times; however, the magnitude and extent of flooding that has taken place on Burch Creek during the flood periods has not been determined.

Floods on Burch Creek have damaged residential and commercial areas, principally along Riverdale Road, by floodwaters flowing into basements and by deposition of sand, silt, and debris on gardens and lawns. Inadequate capacity of culverts has caused water to flow into city streets with attendant disruption of traffic. In the reach between Harrison and Washington Boulevards, inadequate culverts caused water to back up behind high road fills until it threatened residences along the creek and in some instances required the breaching of the fills to allow the impounded water to escape. Orchards and cropland have been damaged in the area west of Riverdale Road.

Obstructions to Flood Flow

There are 17 major culverts on Burch Creek in the study area and none of them are adequate to carry flows of the Intermediate Regional or Standard Project Flood. At the culverts under Washington Boulevard, 4400 South Street, Adams Avenue, 785 East Street, and Harrison Boulevard, water ponds to a considerable depth behind the high road fills. At 785 East Street, water ponding behind the road fill has threatened residences normally quite high above the channel bottom and made it necessary to breach the fill to prevent damage. Storage behind these fills does have some beneficial effects in that it reduces Standard Project Flood peak flows from 1,300 cubic feet per second at the canyon mouth to 450 cubic feet per second below Washington Boulevard. However, the failure of a roadfill temporarily storing floodwater could create extremely

hazardous conditions downstream and could result in severe damage. Inadequate culverts under Riverdale Roade cause water to flow in the street, thus disrupting traffic and endangering low-lying property along the street.

Main Flood Season

Floods on Burch Creek are caused by melting snow or severe summer thunderstorms centered over the drainage basin. Flooding from summer thunderstorms can occur from mid-April through September, but most frequently occurs during the hot summer months of July and August. Snowmelt floods may occur during the period April through June. Flooding from snowmelt lasts longer and has larger volume than flooding from thunderstorms, but does not have the high peak flows characteristic of thunderstorm floods. Although available information does not show that severe flooding from thunderstorms has occurred in the study area, such an event is quite likely because flooding from this type of storm has occurred in adjacent or nearby watersheds or numerous past occasions.

Duration of Flood Flows

Duration of flood flows on Burch Creek varies according to the source of flow. Heavy runoff from snowmelt during late spring and early summet can exceed the channel capacity for several days. Flood flows from cloudbursts have high peak flows and rapid rates of rise, but last only a few hours.

Hazardous Conditions

Hazardous conditions would occur during medium large floods as a result of rapidly rising water and high velocities. Floodwaters three (3) or more feet deep and flowing at a velocity of three (3) or more feet per second could easily sweep individuals off their feet and subject them to drowning or injury. Shallower but higher velocity flood flow are also hazardous. Water ponding

behind high, culverted road fills makes an attractive nuisance for children. Plogging of the culverts could cause over topping of the fill, its possible rupture, and serious damage downstream.

Hazards of Great Floods

The amount and extent of damage caused by any flood depends on the topography of the area flooded, the depth and duration of flooding, velocity of flow, rate of rise, and developments in the flood plain. An occurence of the Intermediate Regional Flood would result in substantial damage to streets, commercial establishments, residential facilities, municipal improvements, and public utilities. An occurrence of a Standard Project Flood would result in severe damage to streets and roads in the upper portion of the study area; disruption of public utilities; damage to bridges and culverts; deposition of large amounts of debris; flooding of practically all homes in the flood plain; and virtual filling of all the space behind the high road fills at Washington Boulevard, 4400 South Street, Adams Avenue, 785 East street, and Harrison Boulevard. Perhaps the greatest hazard from an occurrence of a Standard Project Flood would be the danger of failure of one of the road fills when the upstream space is full and water is flowing over the top of the fill section. Suddent failure of one of these fills, which are not designed for storage of water, could result in catastrophic flooding downstream.

Flooded Areas, Velocities, Rates of Rise and Duration

The areas along Burch Creek that would be flooded by intermediate, regional, and standard project floods are shown on the map accompanying this section. The areas which would be affected are near the Union Pacific Railroad yards and just below the canyon mouth, commercial establishments along Riverdale Road, residential areas all along the stream, and the gold course at Washington Boulevard.

An intermediate regional flood on Burch Creek would have a frequency of occurrence of one in 100 years of the average. Since stream flow and precipitation data for the Burch Creek basin are virtually non-existent, the magnitude of an intermediate regional flood in the future was determined from analysis of other stream basins having hydrologic, meteorlogic and physiographic characteristics similar to those of the Burch Creek Basin. These studies show that an intermediate regional flood on Burch Creek would have a peak flow of 380 cubic feet per second below Washington Boulevard.

A standard project flood would be larger than the intermediate regional flood. Such a flood would be a rare event but could reasonably be expected to occur in the future. Studies show that a standard project flood on Burch Creek would have a peak flow of 1,480 cubic feet per second below Harrison Boulevard and a peak flow of 450 cubic feet per second below Washington Boulevard.

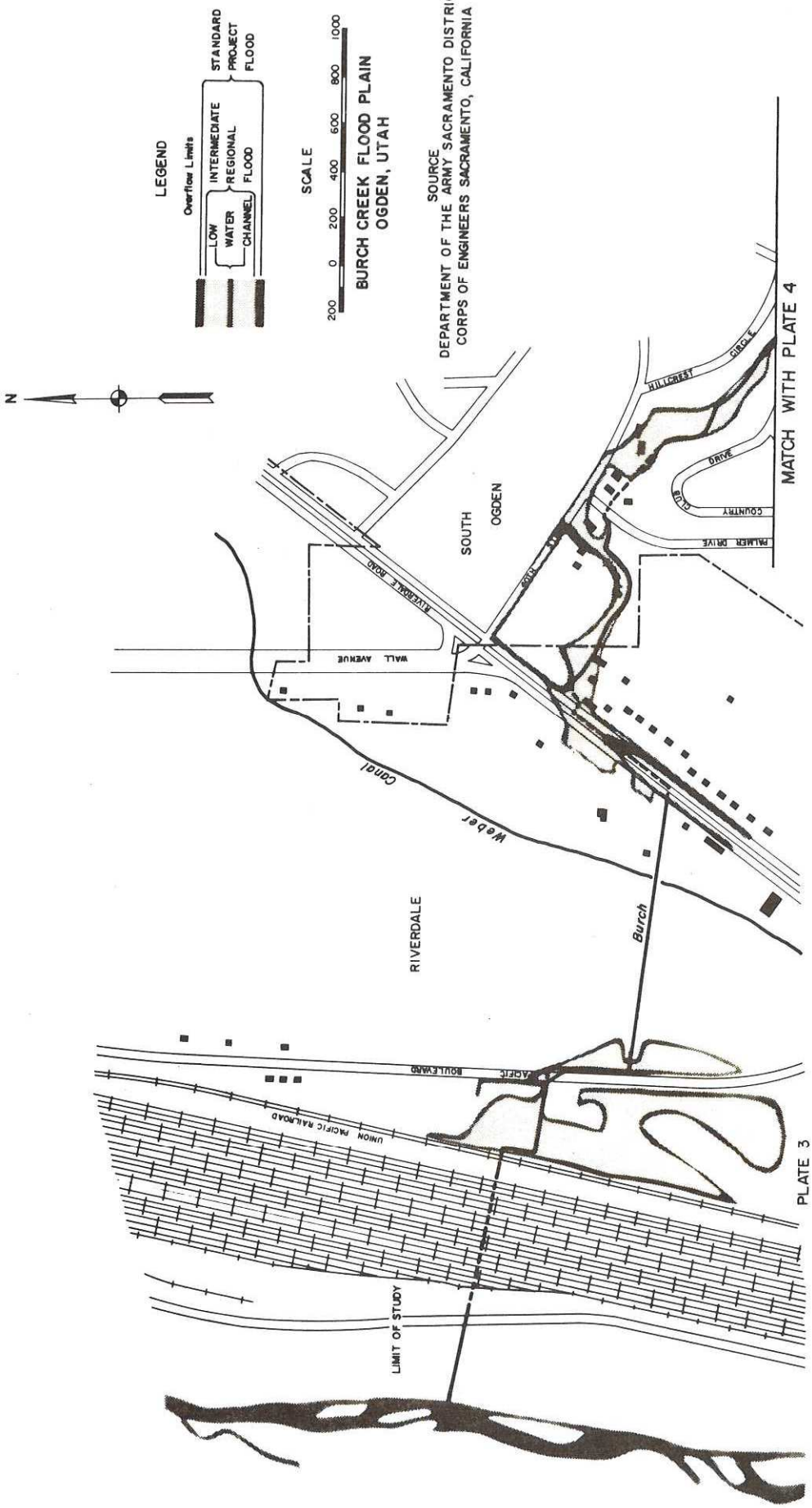
The following table gives the approximate height of rise (overbank level to maximum flood level), time of rise (time period corresponding to height of rise), maximum rate of rise, and duration of critical stage (period of overbank flow) for Burch Creek at two locations in the study area.

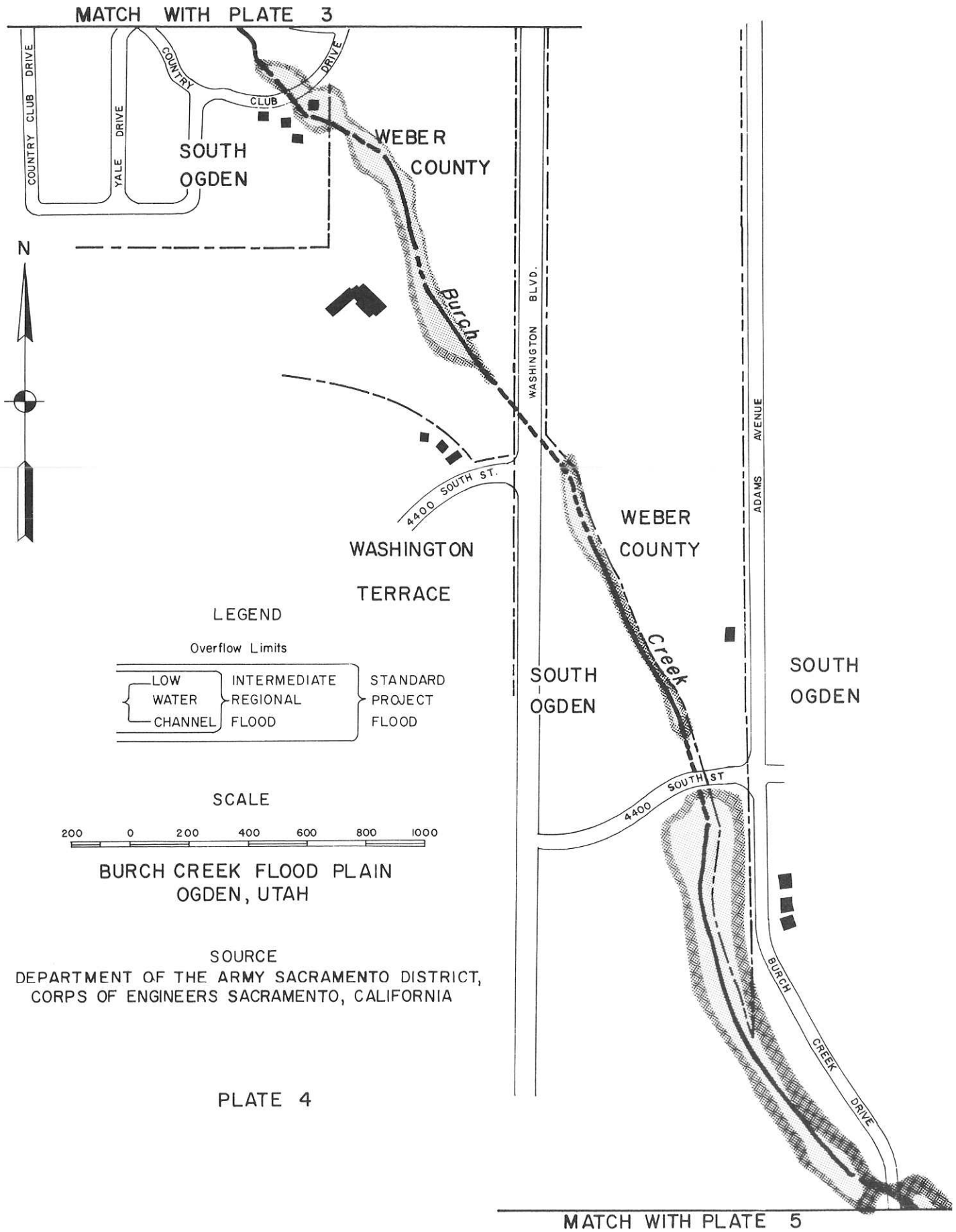
TABLE 2

RATES OF RISE AND DURATION OF FLOODING

Location	Height of Rise ft	Time of Rise hrs	Maximum Rate of Rise ft/hr	Duration of Critical Stage hrs
		Intermediate Regional Flood		
Fillmore Avenue	3	1	7	5
Riverdale Road	2	2	7	8
		Standard Project Flood		
Fillmore Avenue	4	1	10	6
Riverdale Road	2	3	8	12

MAP 5 - PLATE 3


LEGEND
Overflow Limits
STANDARD PROJECT FLOOD
INTERMEDIATE REGIONAL FLOOD
LOW WATER CHANNEL
SCALE
200 0 200 400 600 800 1000
BURCH CREEK FLOOD PLAIN
OGDEN, UTAH
SOURCE
DEPARTMENT OF THE ARMY SACRAMENTO DISTRICT,
CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA
N
MATCH WITH PLATE 4
SOUTH OGDEN
RIVERDALE
Weber Canal
Burch
WALL AVENUE
RIVERDALE ROAD
HILLCREST CIRCLE
DRIVE
CLUB
COUNTRY
PALMER DRIVE
PACIFIC BOULEVARD
UNION PACIFIC RAILROAD
LIMIT OF STUDY
PLATE 3

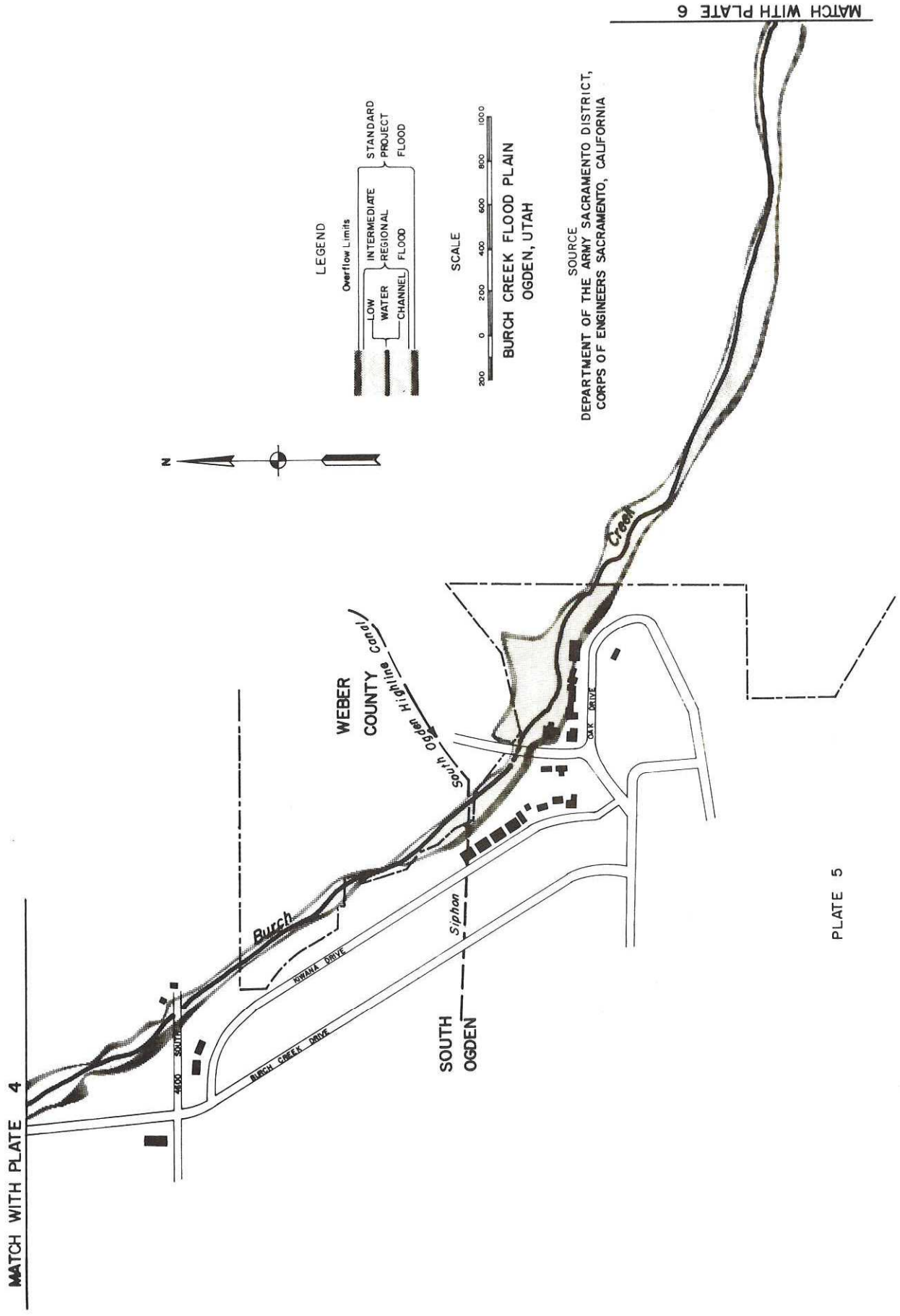


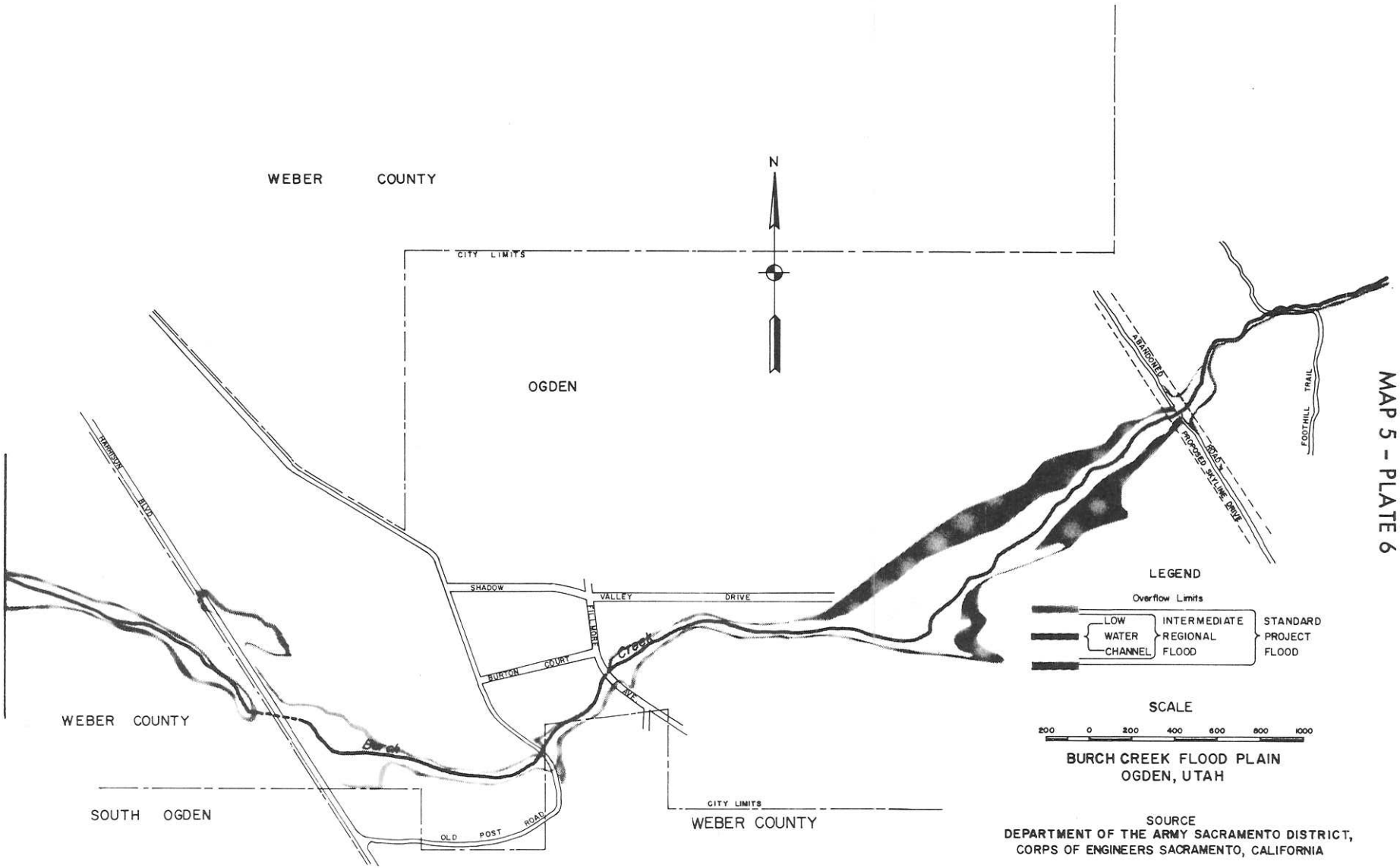
BURCH CREEK FLOOD PLAIN
OGDEN, UTAH

SOURCE
DEPARTMENT OF THE ARMY SACRAMENTO DISTRICT,
CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA

PLATE 4

MAP 5 - PLATE 5


MATCH WITH PLATE 6
LEGEND
Overflow Limits
LOW WATER CHANNEL
INTERMEDIATE REGIONAL FLOOD
STANDARD PROJECT FLOOD
SCALE
200 0 200 400 600 800 1000
BURCH CREEK FLOOD PLAIN
OGDEN, UTAH
SOURCE
DEPARTMENT OF THE ARMY SACRAMENTO DISTRICT,
CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA
N
Creek
WEBER
COUNTY
South Ogden Highline Canal
OAK DRIVE
Burch
Siphon
KIHANA DRIVE
BURCH CREEK DRIVE
SOUTH
OGDEN
4600 SOUTH
MATCH WITH PLATE 4
PLATE 5



MATCH WITH PLATE 5

MAP 5 - PLATE 6

PLATE 6

Flood Damage Prevention Measure

There are no existing or authorized flood control structures that would reduce flood damage in the study area. Preliminary study of the feasibility of providing flood control improvements comprising channel enlargement and realignment, culvert enlargement and channel clearing has been authorized under the small flood control project authority of the Corps of Engineers. Local interests have installed larger culverts under roads and through developed areas, but these are inadequate to carry large flood flows.

Flood Fighting and Emergency Evacuation Plans

At the present time, no formal plans for flood fighting or emergency evacuation of flood plain areas have been prepared by Weber County or the communities of Ogden, South Ogden, and Riverdale. During floods, however, local agencies such as the police, road and street maintenance crews, and the local civil defense organizations assist in flood fighting and the evacuation of people in flood areas.

CLIMATOLOGICAL ENVIRONMENT

Because of the City's geographical location in the interior of the continent, the climate of the southeast area is semi-arid in nature. Precipitation is only one phase of the hydrologic cycle. There must be a sourse of moisture before precipitation will occur and the source of moisture for the majority of the Ogden Area's precipitation is the Pacific Ocean and gulf of Mexico. Both sources are a considerable distance away and must rise to high elevations before reaching Utah. The forced rise of moisture laden air cuases cooling, condensation and precipitation. Therefore, air masses from the source areas are relatively dry by the time they reach the Ogden area.

The average annual precipitation for the Ogden area is approximately seventeen (17) inches, most of which falls during the late winter and early spring

months. This amount drops off by nearly one-half ten miles west of the planning area. Moisture requires cooling to condense forming precipitation, and storms approaching the Wasatch Front are forced to rise causing cooling and considerably more moisture precipitates near the mountain and on the Ogden area than farther west on the more level topography.

Summer precipitation is primarily a result of isolated local thunderstorms, and the amount produced by such storms is not of large quantities but rather high intensities of short duration. Summer thunderstorms are the cause of local flash floods that last for only a short time. Floods of longer duration are a result of spring runoff from melting snow. Runoff resulting from a spring thaw seldom causes extensive local flooding because most of these waters are retained in diversion ponds as a source of irrigation water for the slack summer months.

During the winter months, it is not uncommon for a large high pressure cell with its capping effect to settle in the Salt Lake Basin for weeks at a time causing an accumulation of smog and haze.

Because of the arid nature of the local climate, the lack of moisture in the air provides a situation conducive to a large diurnal temperature range. The average annual daily range is about 35 °F, but changes of 50°F to 60°F are not uncommon.

One result of large diurnal temperature ranges in the drainage of cooler air from the high mountains to the lower valleys during the night hours. As a of the evening mountain air drainage, agricultural fruit crops are usually planted on the upper bench area to prevent freeze damage. The more hardier crops normally occupy the lowlands.

EXISTING LAND USE

Existing land uses within the 5,746 acres which comprise the Southeast Planning area re many and varied. During the early months of 1970, a windshield

survey of land use was completed for the planning unit. The uses which were found have been placed within ten (10) land use classifications and are the basis for the information presented as part of this element of the plan and the existing use map also located in this section.

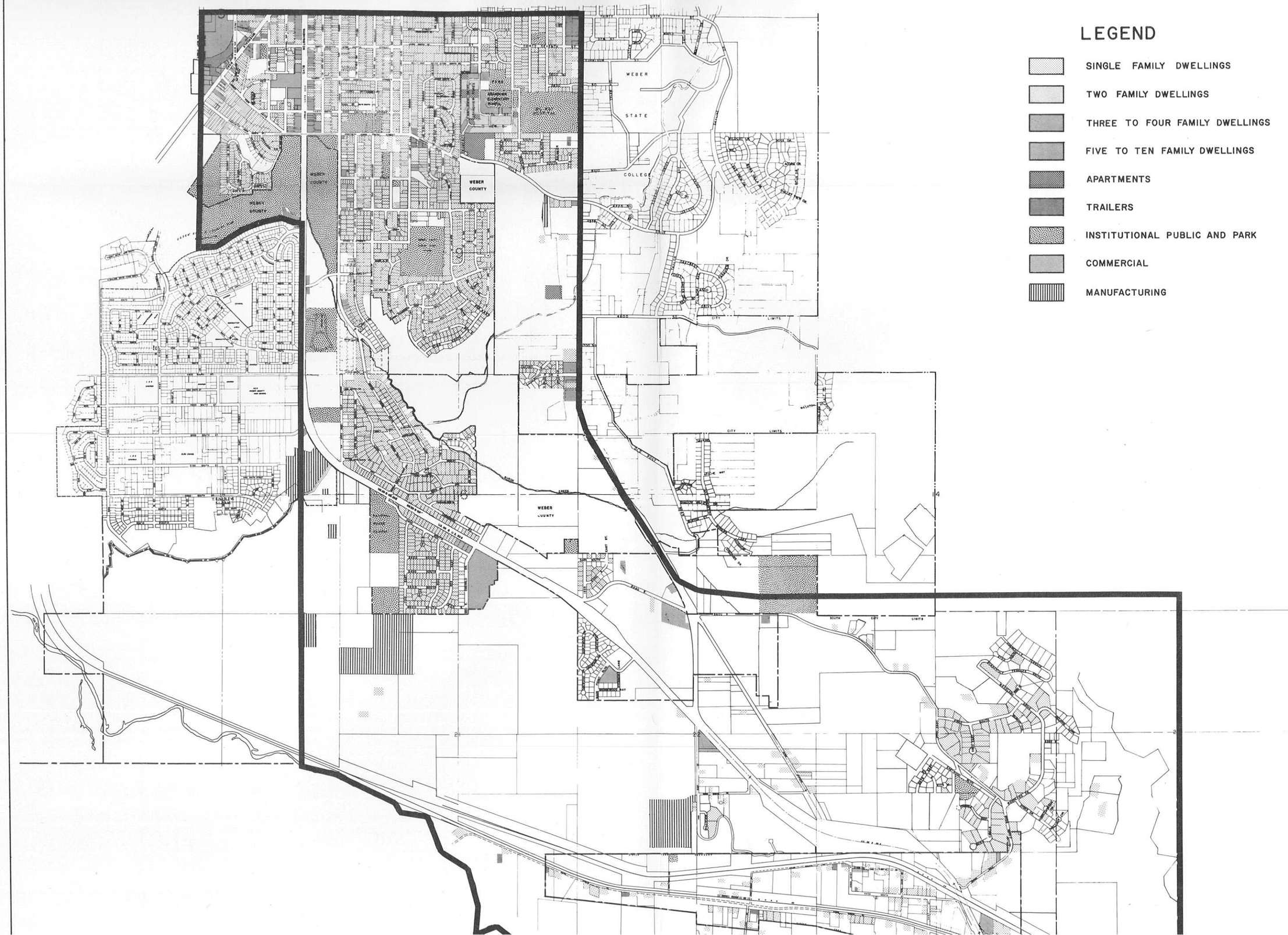
The following table provides a summary analysis of the existing land use found within the total planning area.

TABLE 3

SUMMARY OF EXISTING LAND USE

Land Use Classification		Land Areas In Acres	Percent of Total Planning Area
Residential		835.3	14.5
Single Family	753.6 acres		
Duplex	43.8 acres		
Multi Family	37.9 acres		
Trailer Park		6.3	.1
Commercial		73.1	1.3
Manufacturing		85.5	1.5
Agriculture		1390.2	24.2
Institutional		131.0	2.3
Parks		121.1	2.1
Roads		950.2	16.5
Public Utilities		7.0	.1
Vacant		3,146.5	37.4
		5,746.2	100.0%

There is more vacant land in the area than there is any other single land use. More than 37 percent of the land mass under consideration is classified as vacant, in terms of acreage there are 2,146 acres within the classification. When discussing vacant land. Very little of the land classified as vacant in the South-east Area may really be said to be unusable or undevelopable.

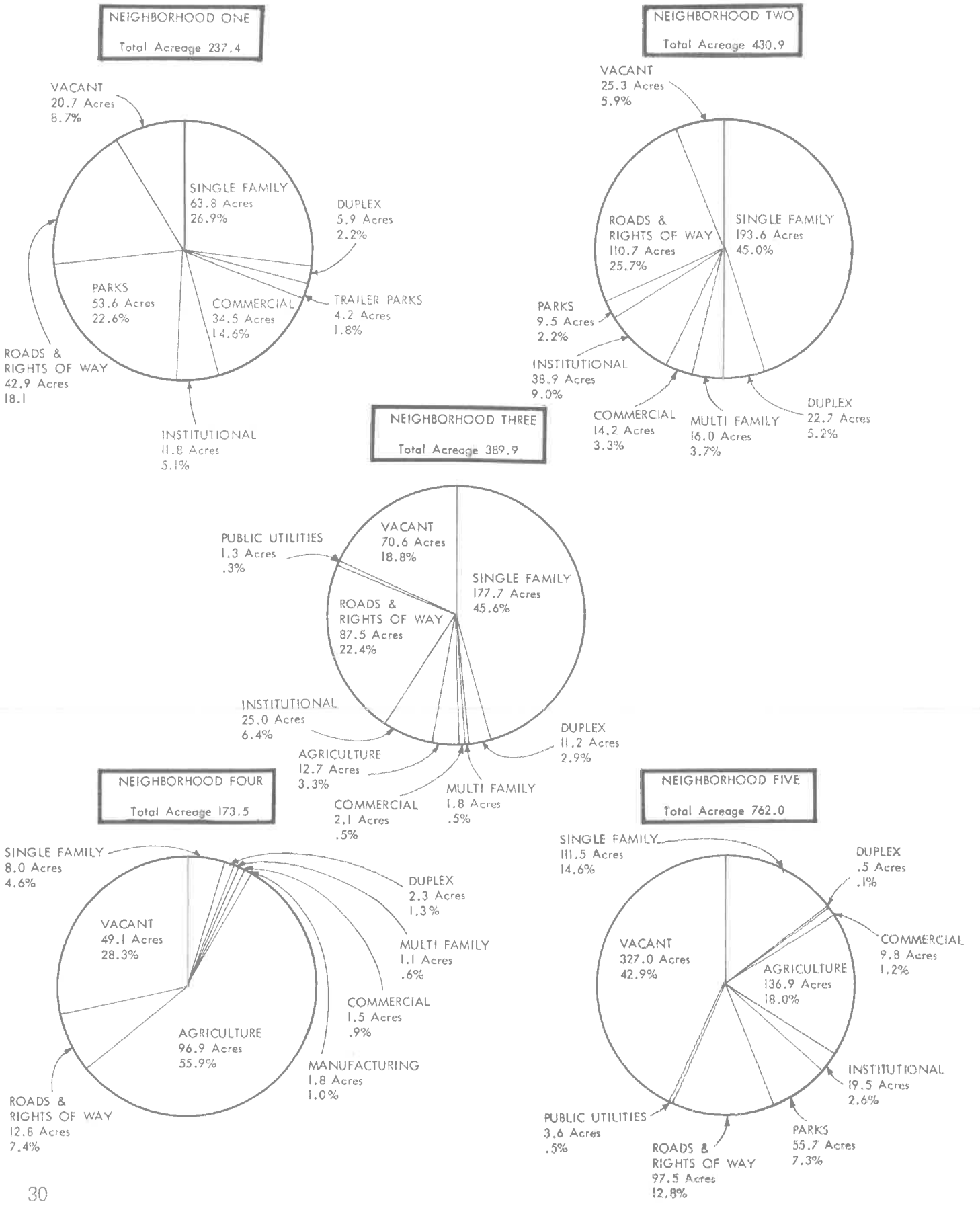


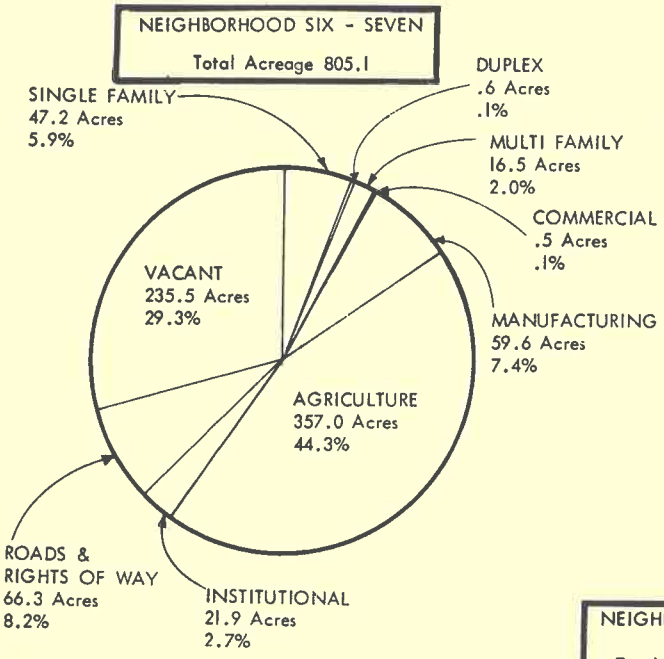
LEGEND

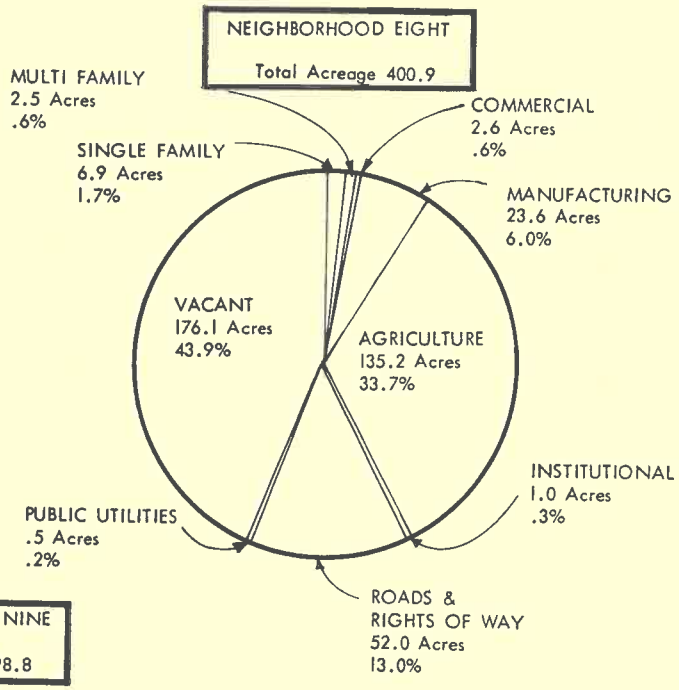
- SINGLE FAMILY DWELLINGS
- TWO FAMILY DWELLINGS
- THREE TO FOUR FAMILY DWELLINGS
- FIVE TO TEN FAMILY DWELLINGS
- APARTMENTS
- TRAILERS
- INSTITUTIONAL PUBLIC AND PARK
- COMMERCIAL
- MANUFACTURING

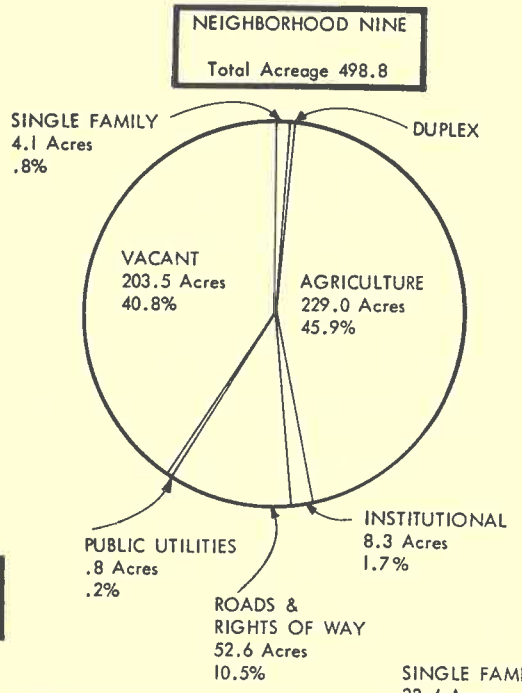
GRAPH 2

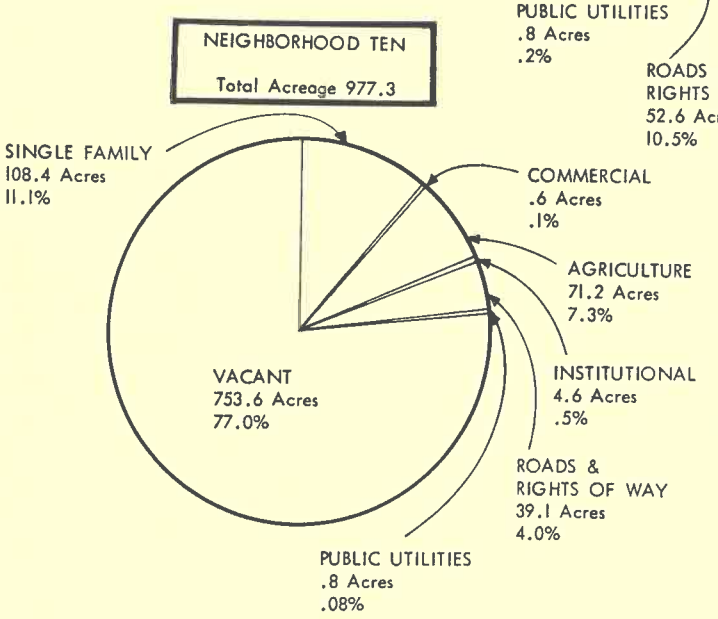
Analysis of Land Use By Acreage and Percent of Total Area Within Eleven Deliniated Neighborhood

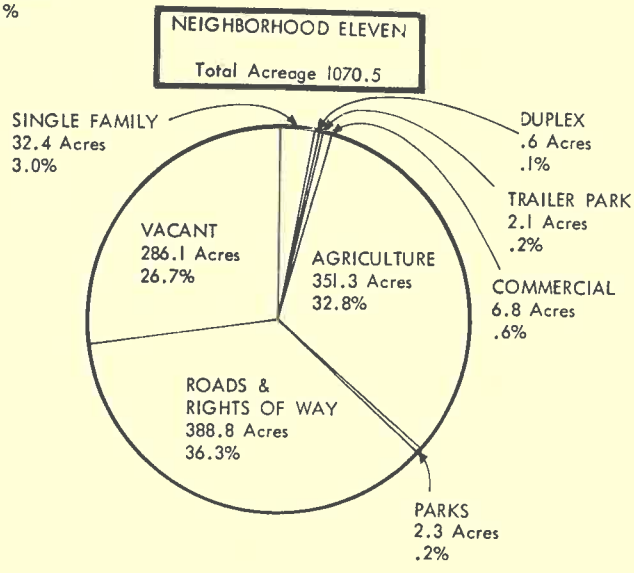



NEIGHBORHOOD SIX - SEVEN
Total Acreage 805.1
SINGLE FAMILY
47.2 Acres
5.9%
DUPLEX
.6 Acres
.1%
MULTI FAMILY
16.5 Acres
2.0%
COMMERCIAL
.5 Acres
.1%
MANUFACTURING
59.6 Acres
7.4%
VACANT
235.5 Acres
29.3%
AGRICULTURE
357.0 Acres
44.3%
ROADS &
RIGHTS OF WAY
66.3 Acres
8.2%
INSTITUTIONAL
21.9 Acres
2.7%


NEIGHBORHOOD EIGHT
Total Acreage 400.9
MULTI FAMILY
2.5 Acres
.6%
COMMERCIAL
2.6 Acres
.6%
SINGLE FAMILY
6.9 Acres
1.7%
MANUFACTURING
23.6 Acres
6.0%
VACANT
176.1 Acres
43.9%
AGRICULTURE
135.2 Acres
33.7%
INSTITUTIONAL
1.0 Acres
.3%
PUBLIC UTILITIES
.5 Acres
.2%
ROADS &
RIGHTS OF WAY
52.0 Acres
13.0%


NEIGHBORHOOD NINE
Total Acreage 498.8
SINGLE FAMILY
4.1 Acres
.8%
DUPLEX
VACANT
203.5 Acres
40.8%
AGRICULTURE
229.0 Acres
45.9%
INSTITUTIONAL
8.3 Acres
1.7%
PUBLIC UTILITIES
.8 Acres
.2%
ROADS &
RIGHTS OF WAY
52.6 Acres
10.5%


NEIGHBORHOOD TEN
Total Acreage 977.3
SINGLE FAMILY
108.4 Acres
11.1%
COMMERCIAL
.6 Acres
.1%
AGRICULTURE
71.2 Acres
7.3%
VACANT
753.6 Acres
77.0%
INSTITUTIONAL
4.6 Acres
.5%
ROADS &
RIGHTS OF WAY
39.1 Acres
4.0%
PUBLIC UTILITIES
.8 Acres
.08%


NEIGHBORHOOD ELEVEN
Total Acreage 1070.5
SINGLE FAMILY
32.4 Acres
3.0%
DUPLEX
.6 Acres
.1%
TRAILER PARK
2.1 Acres
.2%
VACANT
286.1 Acres
26.7%
AGRICULTURE
351.3 Acres
32.8%
COMMERCIAL
6.8 Acres
.6%
ROADS &
RIGHTS OF WAY
388.8 Acres
36.3%
PARKS
2.3 Acres
.2%

The land areas which might be considered undevelopable for building purposes and therefore unusable are those which form the steep hillsides above the Union Pacific Trades and mountain sides above the Uintah Bench. A large track of undevelopable land is found to the east of the freeway interchange and on both sides of the freeway.

The vacant land area contained in the planning unit represents a large portion of the available land for development, and for that matter it represents a large portion of the available land in the county which is prime for urban development. The 2,146 acres which are considered vacant represent less than one-half of the vacant land area that existed in 1962. Bases on the drastic reduction of vacant land and the rapid development of this area in the past eight years, one may expect that this planning area will continue to experience the most rapid growth rate in the county.

Because of the rapid growth rate which has been experience in the past few years, it is necessary to consider the possibility that a large portion of the 1,390 acres (24.2%) which is presently classified as agricultural land will be re-classified for residential use.

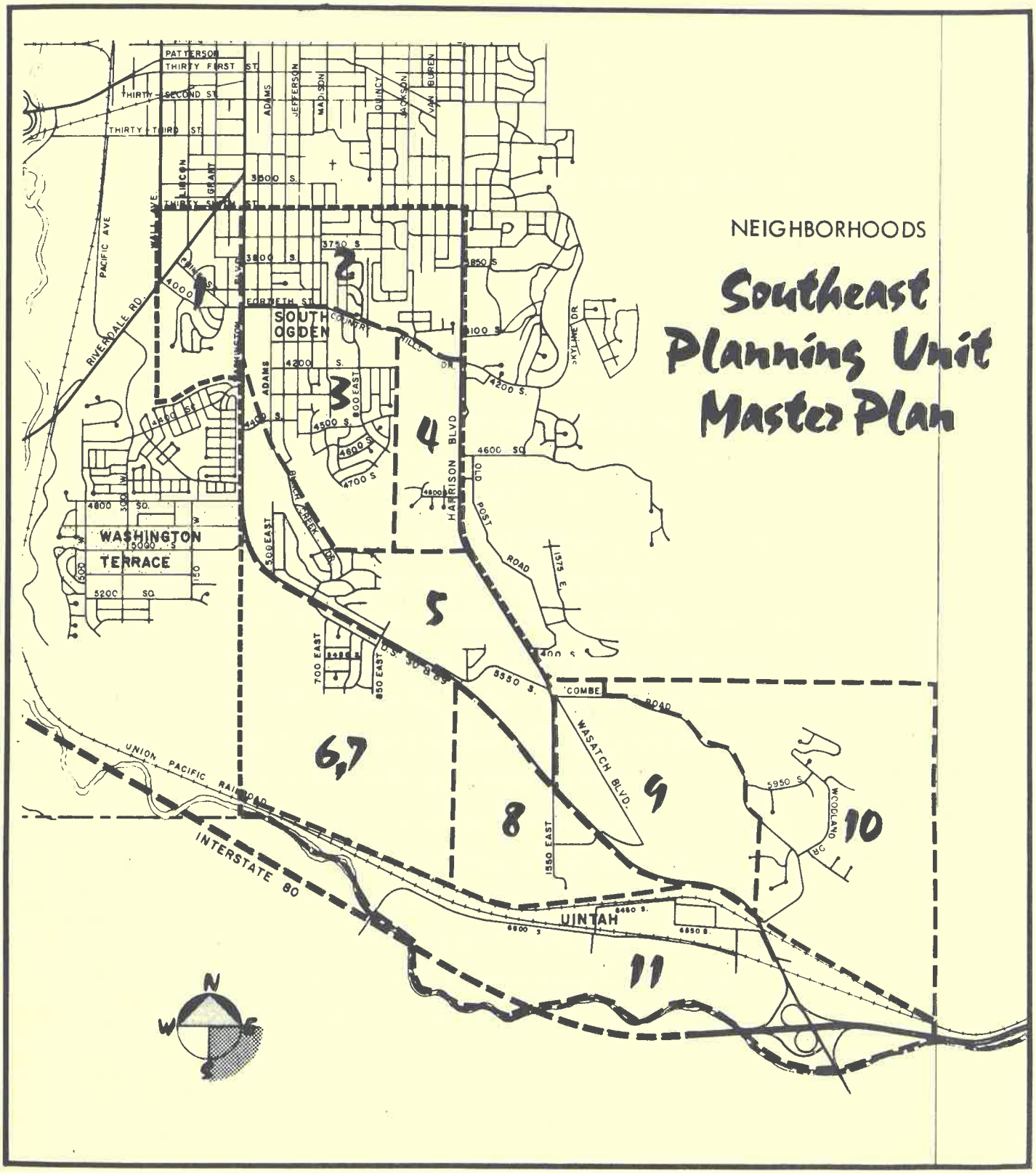
The Southeast Area Planning Unit has been divided into eleven (11) neighborhood units for planning purposes. Each of the neighborhood boundaries have been formed by either natural geographic barriers or major transportation arterials.

The following map illustrates the eleven (11) neighborhoods as they have been delineated within the planning unit.

In order to make some comparisons between neighborhoods, we will look at areas with regard to land usage.

The largest concentration of residential units is located in the Northern section in areas one, two, three, and five. These four neighborhoods house 84.3 percent of the total area's population. The other 15.7 percent is dispersed evenly throughout the eight other neighborhoods. This area has the largest

MAP 7


NEIGHBORHOODS
Southeast Planning Unit Master Plan
PATTERSON
THIRTY FIRST ST.
THIRTY SECOND ST.
THIRTY THIRD ST.
ADAMS
JEFFERSON
MADISON
QUINCY
JACKSON
VAN BUREN
LINCOLN
GRANT
3500 S.
PACIFIC AVE
WALL AVE.
RIVERDALE RD.
3750 S.
3800 S.
3850 S.
4000 S.
FORTIETH ST.
SOUTH OGDEN
CANYON RIM DR.
SKYLINE DR
4100 S.
4200 S.
4300 S.
4400 S.
4500 S.
4600 SO.
4700 S.
4800 SO.
4800 S.
800 EAST
HARRISON BLVD
OLD POST ROAD
1575 E.
WASHINGTON TERRACE
5000 S.
5200 SO.
300 W.
600 W.
150 W.
BLACK HAWK DR.
300 EAST
700 EAST
850 EAST
5330 S.
COMBE ROAD
WASATCH BLVD.
1550 EAST
5950 S.
WOODLAND DR.
UNION PACIFIC RAILROAD
INTERSTATE 80
UINTAH
6460 S.
6800 S.
6850 S.
2
3
4
5
6,7
8
9
10
11
N
W
S

population concentration because of the closeness to Ogden and the commercial districts.

The largest commercial areas are in neighborhoods one, two and five and they compose 88.6 percent of the sections business. Commercial establishments tend to locate in the areas of largest population concentration and shy away from sparcely populated areas because of high costs and lack of patronage.

Institutional establishments and parks are also placed in the highest populated neighborhoods -- one, two, three, five, and six-seven. 93 percent of the institutional land and 99.7 percent of the park acreage is here. Most of theparks are connected with or near school grounds and many neighborhoods have local (block) recreational facilities.

The land in the central part of the Southeast section is largely vacant and unused. Neighborhood five has 17.9 percen of its land in pasture, in orchards, or under small crop cultivation. Only 14.6 percent of the section's population lives here and 42.9 percent of the land is unused. This neighborhood is ideal for population influx because of an adequate road network, (Harrison Boulevard) nearness to commercial districts, and available land for construction.

The five Southern neighborhoods have one-third of their land in agriculture and 44 percen of the land vacant. The vacant land in the east is partially undevelopable due to the steep western slope of the Wasatch Mountains. Sewage, road, utility, and service problems arise when construction begins on such undesirable terrain. Therefore, construction should be channeled to the partially developed areas in the contral section.

The Southeast section can be said to be a prospective highly-developable area due to its location and availability to underused land. Great care should be taken to develop the vacant areas to their greatest possibilities and avoid unconstructive land use which may impair future development and environmental control.

CHAPTER II

POPULATION

The information presented in this chapter has been gleaned from data available in the U. S. Census material for 1940 through 1970 and from information researched and compiled by the Weber County Planning Staff. For comparative purposes, some of the information in the following charts is presented on the basis of population distribution as shown within the census tract designated for South Ogden City and the census tract or tracts (depending on the year) designated for the unincorporated area of the county within the Southeast section. The population figures for Uintah are included in the information for the unincorporated area. The differences between the total population figures shown on the tables representing Population Distribution by Age and Racial Characteristics of Population and the other figures and tables are the result of the way the Bureau of Census has reported the information it has collected. It may be assumed that the differences shown are the result of individuals failing to answer or report correct information, thus reducing the number of usable census sheets for comparative purposes. The differences, however, should not cause the reader to disregard the information as it is believed that the relationships shown would not be either relatively or drastically changed by the missing population information.

The Southeast Planning Unit has experienced a rapid rate of growth during the past ten years. South Ogden City, itself, has been the recipient of a 34.9% increase in its population.

The residents of the Southeast Planning Unit may be characterized as being young (median age 21 years) living in family units of 3.8 to 4,1 persons each and residing in an owner occupied home with an average value of $28,133. The great majority of persons living within the planning unit are caucasion. The 1970 census reports only four negroes and ninety-nine persons of "other" ethnic groups live within the area. The term "other" includes Spanish-American, Oriental, and American-Indian.

TABLE 4

CENSUS DATA

Weber County, Utah

County Subdivision	1970 Population	1960 Population	Percent Change	1970 Percent County Pop.	1960 Percent County Pop.
Ogden City	69,478	70,197	-1.0	55.00	63.40
Huntsville	553	552	0.2	.44	.50
Harrisville	867			.48	
North Ogden	5,257	2,651	100.6	4.16	2.40
Plain City	1,543	1,152	33.9	1.22	1.04
Pleasant View	2,028	927	118.9	1.61	.84
South Ogden	9,991	7,405	34.9	7.91	6.69
Uintah	400	344	16.3	.32	.31
Wash. Terrace	7,241	6,441	12.4	5.73	5.82
Riverdale	3,704	1,848	100.4	2.93	1.67
Roy	14,356	9,239	55.4	11.36	8.34
Unincorporated	11,124	10,018	9.0	8.90	9.04

Weber County: 1970 = 126,542
1960 = 110,744

TABLE 5

RACIAL CHARACTERISTICS OF POPULATION
WITHIN PLANNING UNIT

	1960		1970	
	So. Ogden 0109	Unincorporated Co. Including Uintah 0112	So. Ogden 0109	Unincorporated Co. & Uintah 0112-0020 (combined)
Total Population as provided in census material	3074	1173	5145	3384
Caucasion	3057	1167	5076	3350
Negroid	-----	-----	4	-----
Other	17	6	65	34

SOURCE: U. S. Census Data for 1960-1970

NOTE: Population figures do not correspond with actual total population figures for 1960 and 1970 due to failure of persons to provide information related to racial characteristics. Information, as presented above, is however, relatively accurate and relationships between numbers of persons within the groupings would not be significantly changed.
The term "other" includes Spanish American, Orientals and American Indians.

TABLE 6

PROJECTED POPULATION FOR THE
OGDEN METROPOLITAN AREA, WEBER COUNTY,
AND POLITICAL JURISDICTIONS IN WEBER COUNTY

	1960 Census	Previous 1965 Est.	1970 Census	1975 Est.	1980 Est.	1985 Est.	1990 Est.
Ogden Metropolitan Area	144,580	169,100	177,800	199,600	229,300	265,700	308,000
Weber County	110,744	121,700	126,542	142,600	163,800	189,800	220,000
Ogden	70,197	70,000	69,478	72,350	76,440	80,990	85,900
North Ogden	2,621	4,450	5,257	6,600	8,200	10,500	13,100
Pleasant View	927	1,500	2,028	2,800	3,800	5,300	7,150
Harrisville	-	-	867	1,000	1,150	1,300	1,450
Plain City	1,152	1,500	1,543	2,000	2,225	2,700	3,200
Roy	9,239	13,000	14,356	17,300	21,100	25,900	31,800
Riverdale	1,848	2,275	3,704	5,000	6,200	7,700	9,600
South Ogden	7,405	8,200	9,991	11,700	14,000	16,600	19,700
Washington Terrace	6,441	6,800	7,241	7,550	7,900	8,550	9,400
Uintah	344	350	400	430	460	550	700
Huntsville	552	550	553	600	650	800	1,000
Unincorporated County	10,018	13,075	11,124	15,520	21,925	29,060	37,050

NOTE: Projections made by Weber County Planning Commission Staff, 1971.

TABLE 7

POPULATION DISTRIBUTION BY AGE
Analysis of Change

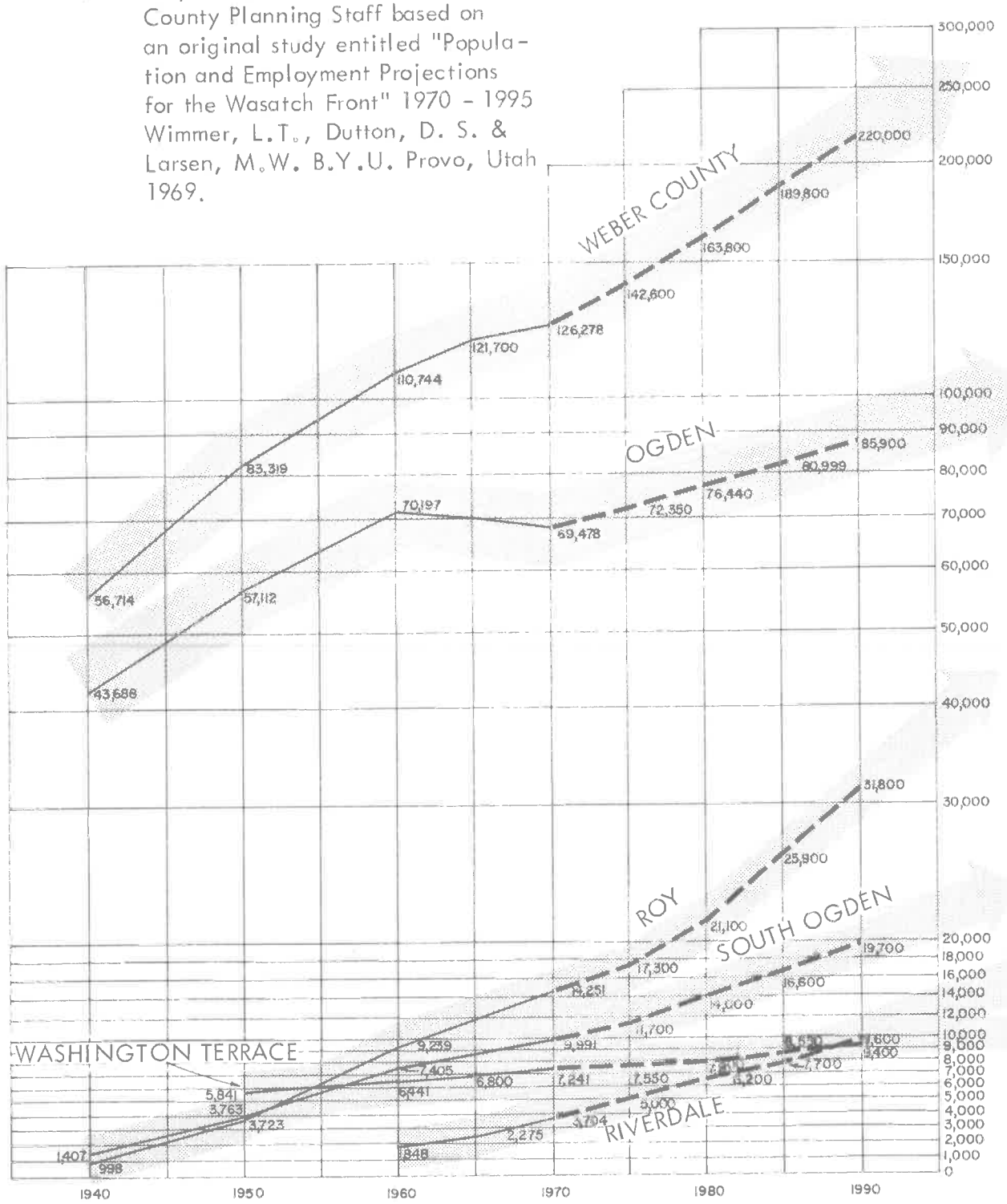
	South Ogden				Uintah and Unincorporated County Southeast Section			
Age Group	1960	1970	#Change	%Change	1960	1970	#Change	%Change
0-4	512	434	-78	-15.2	208	357	+149	+71.6
5-9	501	568	+67	+13.3	151	440	+289	+191.3
10-14	391	761	+370	+94.6	134	480	+346	+258.2
15-19	167	616	+449	+268.8	101	352	+251	+248.5
20-24	124	359	+235	+189.5	60	206	+146	+243.3
25-34	511	537	+26	+5.0	133	424	+291	+218.7
35-44	590	743	+153	+25.9	145	486	+341	+235.1
45-54	222	688	+466	+209.9	109	369	+260	+238.5
55-59	63	166	+103	+163.4	47	110	+63	+134.0
60-64	33	119	+86	+260.6	19	70	+51	+268.4
65-74	39	111	+72	+184.6	50	53	+3	+6.0
75 & Over	21	43	+22	+104.7	16	37	+21	+131.2
Median Age	18.9	21.9	+3		19.9	20.9	+1	

SOURCE: U. S. Census Data for 1960-1970
Information corresponds with 1960 census tracts for South Ogden (0109), 1960-1970 and census tract 0112 for the unincorporated county, Southeast Section 1960, and census tracts 0112 and 0020, 1970.

GRAPH 3

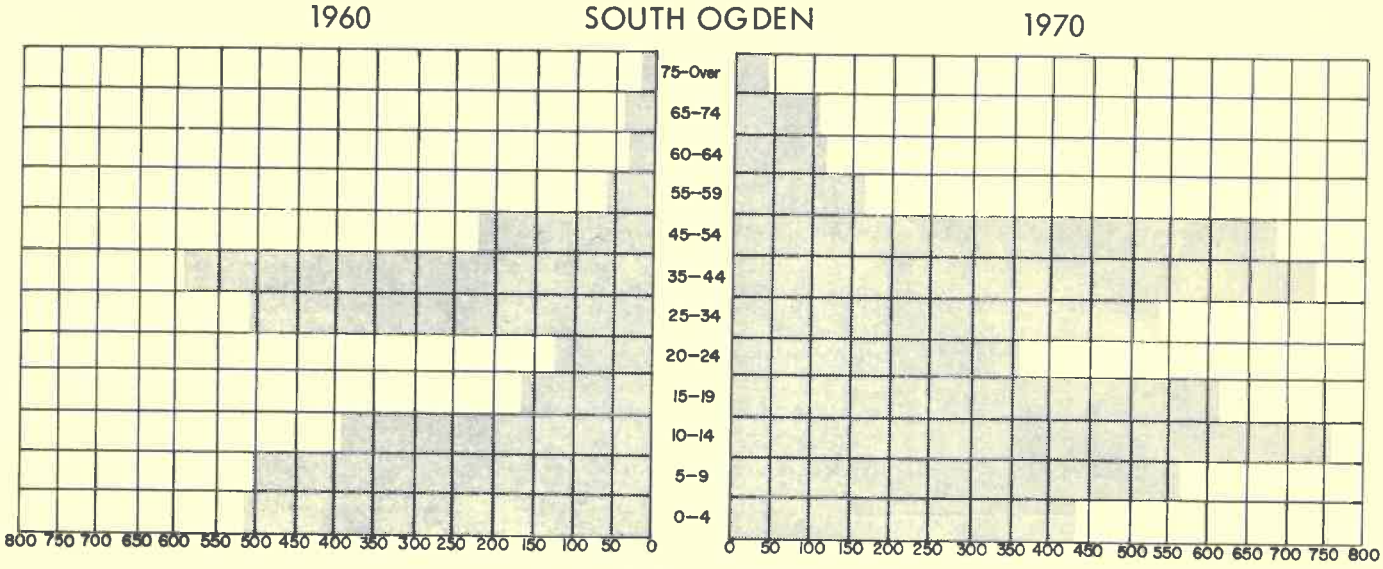
PAST PRESENT, AND FUTURE
POPULATION PROJECTIONS
WEBER COUNTY, SOUTH OGDEN
AND OTHER SELECTED COMMUNITIES

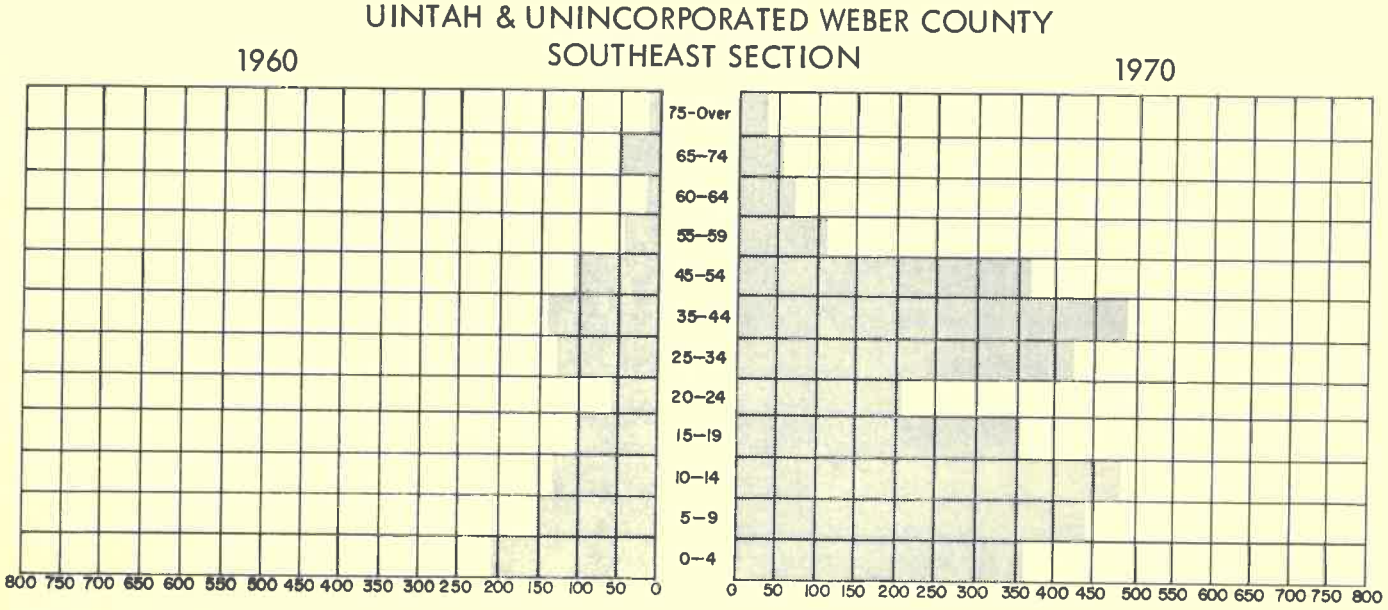
1940 - 1970 Figures U.S. Census Material
1970 - 1990 Projections calculated by Weber County Planning Staff based on an original study entitled "Population and Employment Projections for the Wasatch Front" 1970 - 1995 Wimmer, L.T., Dutton, D. S. & Larsen, M.W. B.Y.U. Provo, Utah 1969.



GRAPH 4

POPULATION - BY AGE





SOURCE: U.S. Census data for 1960 and 1970
Information corresponds with 1960 census tracts for South Ogden (0109), 1960-1970 and census tract 0112 for the unincoporated county, Southeast Section 1960, and census tracts 0112 and 0020, 1970

Population Trend

The direction of population growth has been increasingly toward the southeast portions of the unincorporated areas of the county during the past ten years. With the ever increasing price of land and the inability of most young families to afford to purchase the equities and pay taxes on existing homes in South Ogden, as well as the surrounding communities, more and more people have turned to the rolling agricultural lands in the Southeast Section on which to build their homes.

The above factors coupled with the availability of land, favorable location in relation to traveling distance to places of employment and other factors relating to the availability of municipal services have, in the past and will continue in the future, to make the Southeast planning unit the fastest growing unit in Weber County.

The population of South Ogden is projected to increase from 9,991 (1970) to 19,700 by 1990. This figure may fall short of the actual count if the city continues to annex properties as the demand for residential development and accompanying utility services increases. Present zoning and development regulations will continue to force developers who wish to build large, high density projects, as are now being built, to annex to a city prior to construction. Thus, as the population continues to increase in the area and as long as the people continue to express the desire for living in the planned residential environments presently fashionable, the tenacles of the city boundaries will continue to grow.

Analysis of Population by Neighborhood

Neighborhood 1

There will be little change in the population within this neighborhood during the time period covered by this plan. Of the 237 acres in the neighborhood only 20 remain vacant. If there is any major change in the population it will be

the result of the replacement of older, deteriorating, single family housing with modern, high density structures. At the present time, 1,639 people live within this area.

Neighborhood 2

This is the second most populated neighborhood within the planning unit. It is the most stable, and most completely developed of the eleven neighborhoods. While there is 25 vacant acres within the area which may be developed for residential use, all of it is found in one or two lot parcels. The proposed plan does not envision changing the character of the neighborhood. Presently 45% of the land area is being utilized for single family residences. It is anticipated that further development will be in terms of single family or duplex residential structure; thus, the population will not change appreciably during the next twenty years.

Neighborhood 3

The 389 acres which comprise this neighborhood contain 3,301 people. Forty-nine percent of the total acreage is developed for residential use. It is anticipated that the 70 acres which are now declared vacant will be developed for one and two family residential use during the period of years covered by this plan. At the present time, this neighborhood has been developed to an average density of 17 persons per residential acre. Given this density, the maximum holding capacity of the land available for development after deducting acreage for roads and other uses is 1,016 persons. Thus, the population of this neighborhood may reach 4,317 if it is developed to its maximum at its present density.

Neighborhood 4

While this neighborhood is a part of the Southeast Planning Unit, it lies wholly within the corporate boundaries of Ogden City. This neighborhood is one of the smallest in land area (173 acres) and it has one of the greatest potentials for development. The area is shown on the recently adopted Land Use Plan for Ogden City as lending itself to the development of medium and high density

residential structures. It would be most desirable for a large portion of the available land in this neighborhood to be utilized for student oriented housing as it is the last, large, vacant land mass near Weber State College. The proposed average density for this area, according to the Ogden City Master Plan, is 12 - 14 dwelling units per acre.

Neighborhood 5

One thousand, two hundred seventy-four persons presently reside in this neighborhood on 112 acres. There are 327 acres of 42.9% of the total land area in this neighborhood which has yet to be developed. If, after deducting the required amount of land area for streets and normal public facilities, the vacant land is developed at the present rate of 5 - 6 dwelling units per acre, it is possible for approximately 1,348 units to be constructed in this neighborhood during the next twenty years. If the presently vacant land is completely developed during the planning period, it will mean that an additional 5,122 persons at a rate of 3.8 persons per dwelling unit will be residing in the neighborhood by 1990

Neighborhood 6-7

Only 146 acres of the 805 acres which comprise this neighborhood - as delineated for planning purposes - have been developed for purposes other than roads and rights of way. One, and only one major residential development has taken place within the area, and it consists of approximately 225 inhabited homes which provide housing for 856 people.

This neighborhood is one of three neighborhoods in the planning unit which it is anticipated will experience the greatest amount of population growth and physical development during the 1970-1990 planning period. Concurrently with the preparation of this report, the owners of the vacant land in this neighborhood 6-7 have submitted a schematic land use plan for a large housing and recreation complex of various densities. With regard to population growth the effect of constructing 452 acres of mixed housing at various densities within this neighborhood will be to nearly double the present population of South Ogden. The projected population for

GRAPH 5

Population Distribution By
Neighborhood in South East Master Planning Area

Total Population 11,186

Source: Neighborhood Housing and Population Survey
Conducted by Weber County Planning Commission Staff
1970 U. S. Census Statistics

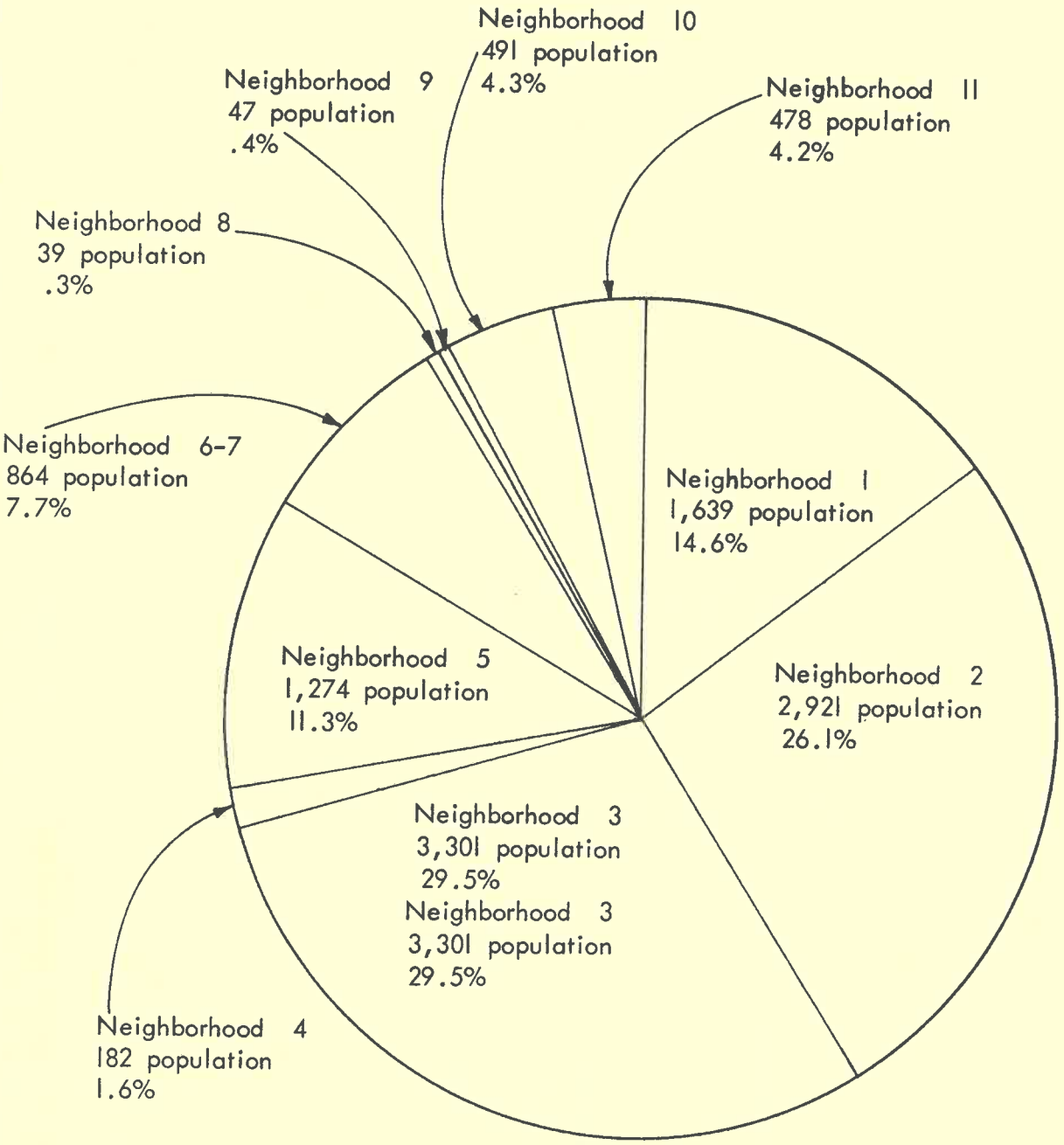


TABLE 8

Population Distribution By
Neighborhood in South East Master Plan Area

Total Population of Planning Area 11,186

Source: Neighborhood Housing and Population Survey
Conducted by Weber County Planning Commission Staff;
1970 U.S. Census Statistics

	Neighborhood	Houses	Percent Vacancies	Houses Inhabited	Persons per Household	Total Population per Neighborhood
S. OGDEN	1	433	.5	431	3.8	1,639
	2	772	.5	769	3.8	2,921
	3	873	.5	869	3.8	3,301
	5	336	.5	335	3.8	1,274
	6-7	226	.5	225	3.8	856
OGDEN	4	41	1.5	40	3.3	132
UINTAH	11	109	1.5	108	4.1	443
UNINCORPORATED COUNTY	8	10	2.3	10	3.9	39
	6-7	2	2.3	2	3.9	8
	9	12	2.3	12	3.9	47
	10	129	2.3	126	3.9	491
	11	9	2.3	9	3.9	35

So. Ogden	9,991
Ogden	132
Uintah	443
County	620
	11,186

this development - some of which extends to the west of the neighborhood and south of Washington Terrace - has been calculated at three levels in order to take into consideration the different levels of dwelling units per acre which are possible. The population figures are calculated on a basis of 3.8 persons per dwelling unit. The highest population possible for the area is 11,677; the low is 6,722 and the median is 9,063 persons.

Neighborhood 8

Only 22 percent or 86 acres of a possible 400 that comprise this neighborhood have been developed for land uses other than agriculture. Of the 86 acres which have been developed, only 9 acres have been utilized for residential purposes. This neighborhood, like neighborhoods 6-7 and nine, will be the recipient of a large population influx due to its excellent location.

Neighborhood 9

The pie-graph showing only 4 acres of the 498 which make up this neighborhood as being developed for residential purposes is highly misleading. During the time span between the completion of the land use survey done for the master plan and the writing of this report the development of "The Meadows" town-house and apartment complex began, thus causing the error in the information being reported while it is presently one of the least populated neighborhoods, the rate of growth charted for the area during the next five years will make it the fastest growing residential environment in all of Weber County let alone the Southeast planning area. The cause of this rapid and sudden growth is the construction of the 80 acre planned residential community named above. The eager acceptance of this project the community and the persons who visit the construction site is hearalded by the fact that dwelling units are being sold on the basis of them seeing artists' renderings. Concrete foundations are being poured as fast as possible during winter's snow and the mud of springtime. The projected population for this development upon its completion is 8,500 persons.

Neighborhood 10

Four hundred ninety-one persons inhabit one hundred eight acres of single family homes in this neighborhood. This acreage represents 11 per cent of the total amount (977 acres) within the area. There is some question related to the amount of the 752 acres that are classified as vacant are suitable for residential development due to their geographic character and known geologic hazards. There will be some "fill in" growth in this neighborhood during the next few years. It is anticipated that this area will continue to be developed on a large lot basis (2 dwellings per acre) for single family residences.

Neighborhood 11

While this neighborhood is not the least populated area within the Southeast Planning Unit it is one of those which has a very small number of acres committed to residential use (32.0 acres) when compared to the total land area. Four hundred seventy-six people live on 32.0 acres of the 1,070 acres available. A rapid population growth is not anticipated for this area because of the large amount of land presently owned by local residents and is being used for agricultural purposes. Other factors such as the geographic location will tend to inhibit residential development on a large scale for some years to come.

CHAPTER III

HOUSING

The Southeast Planning Unit has for the past few years led the remaining parts of the County in construction of new homes. In 1969 construction in this Unit was only slightly higher than that which took place in any of the other eight planning units. Housing construction in the Roy City area for example, greatly increased during 1969 as the result of a large number of homes being built under the Federally sponsored 235 program. As of this date, there has not been any homes built under this program in the Southeast Planning Unit.

Growth in the Southeast Section may be attributed to several factors, among them:

1. The physical environment, i. e., oak covered lots, hillside building sites with good to excellent panoramic views.
2. Easy access to major transportation routes.
3. Close proximity to Weber State College and the community oriented activities sponsored by it.
4. Generally higher income groups of people living in the area.
5. In relation to the southeastern "bench" area it is the newest and least developed area.

Housing Construction

During 1969 there were 115 new homes (single family units) built in the area with an average construction cost of $22,015. The South Central Planning Unit approached this figure having had 111 single family dwelling units being built within it. The Ogden Planning Unit's average cost of construction per home was $23,105 as opposed to $22,105 of the Southeast Unit. In relation to the rest of the County, a little less than 1/4 of the multiple family dwelling structures were placed within this Planning Unit, yet more than

1/3 of the total number of multiple family dwelling units completed in Weber County during 1969 were built within this unit.*

Many of the new multiple family units in this area are of the condiminum type. Four of the newest multiple family unit structures are near the college and are comprised of 1, 2, and 3 bedroom apartments which rent at $150-$200 per month. A number of these are being shared by students.

The following tables compare building starts in the Southeast Planning Unit with those in the County as a whole. The table showing the construction in the Southeast Planning Unit is so arranged as to provided the reader with an analysis of the construction distribution among the communities within the Planning Unit. The table illustrating building starts for 1969 in all of Weber County provides a comparison of construction effort and cost by planning units throughout all of the County.

TABLE 9

SOUTHEAST PLANNING UNIT

Building Starts 1969*

Single Family Dwellings (does not include land values)

Area	# of Units	Total Value	Average Value
Weber County	9	$210,500	$23,389
South Ogden	35	827,000	23,629
Washington Terrace	28	428,500	15,304
Uintah	1	22,000	22,000
Ogden Area	42	1,043,750	24,407
Total	115	2,531,750	22,105

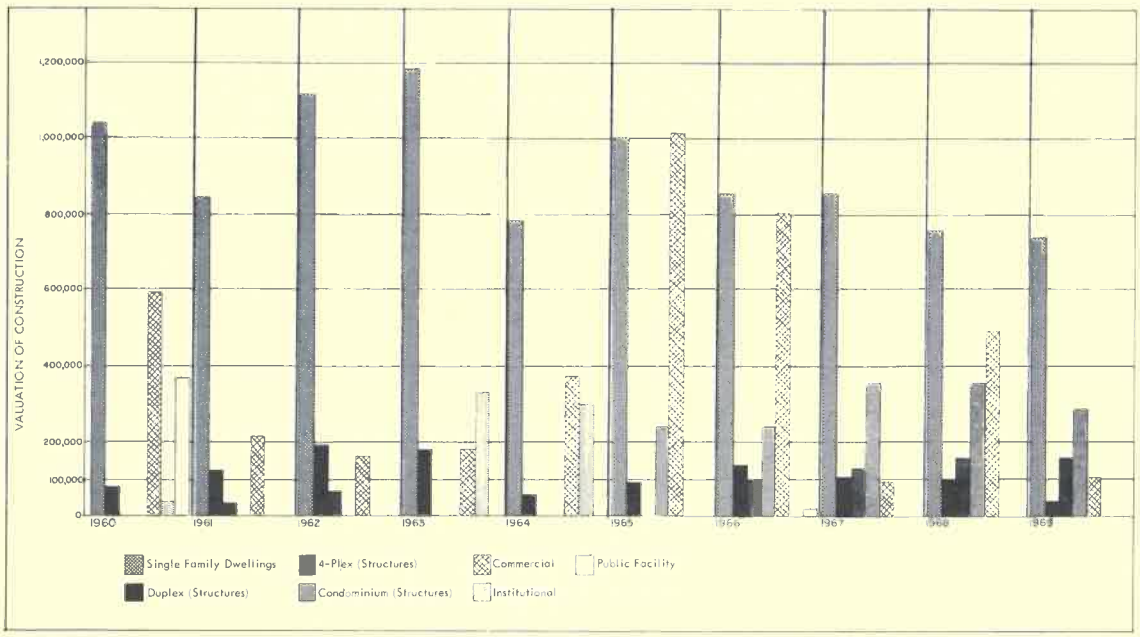
Multiple Family Dwellings (does not include land values)

Area	# of Units	Number of Structures	Total Value	Average Value
Weber County	0	0	0	0
South Ogden	18	5	400,000	22,222
Washington Terrace	2	1	18,000	9,000
Uintah	0	0	0	0
Ogden Area	41	2	380,000	9,000
Total	61	8	798,000	13,407

* Data retrieved from records of building permits provided by towns and cities within this Planning Unit.

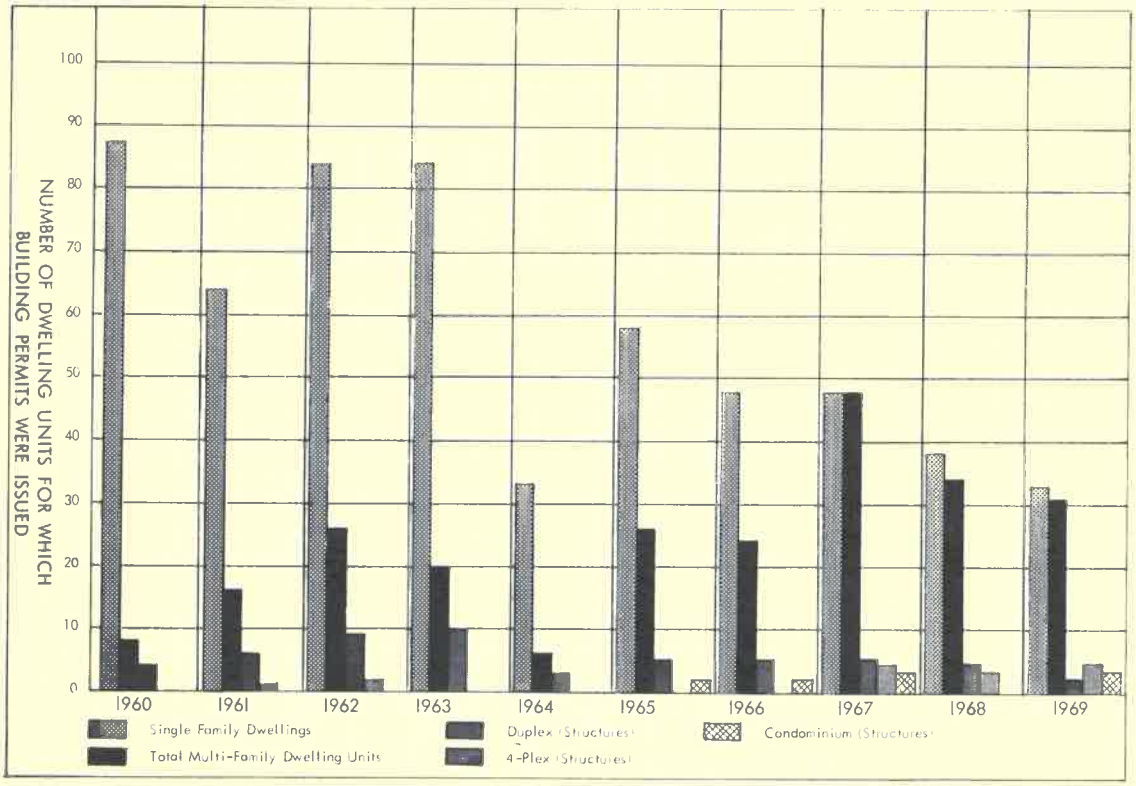
GRAPH 6

VALUATION OF BUILDING CONSTRUCTION IN SOUTH OGDEN CITY DURING YEARS 1960 - 1969 INCLUSIVE



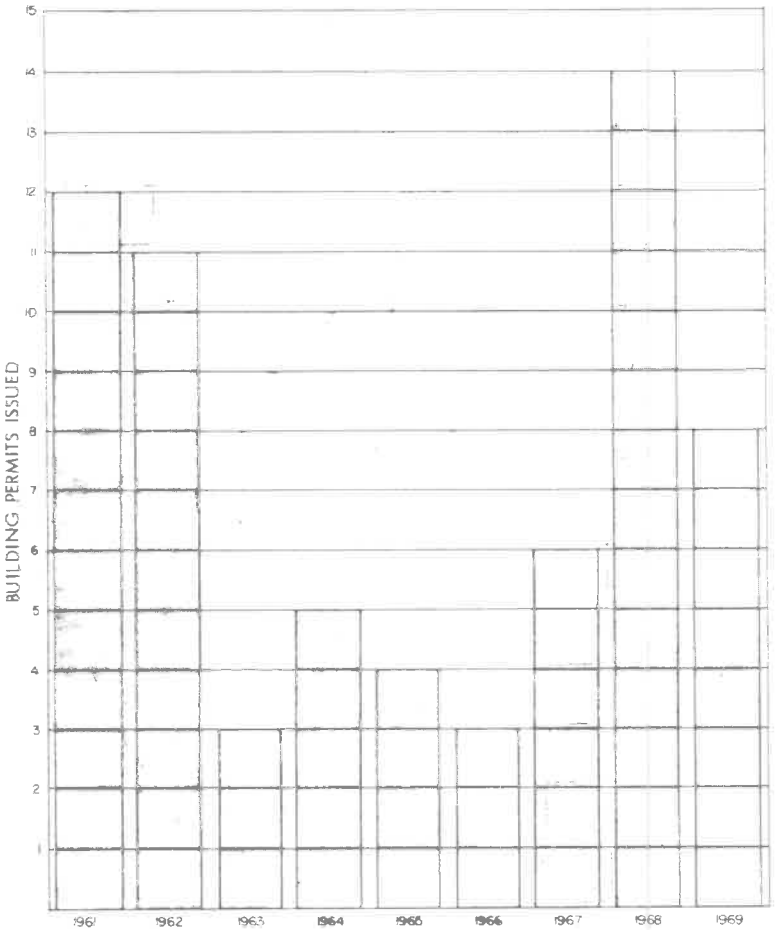
GRAPH 7

BUILDING CONSTRUCTION - BY TYPE - IN SOUTH OGDEN CITY DURING THE YEARS 1960 - 1969 INCLUSIVE



GRAPH 8

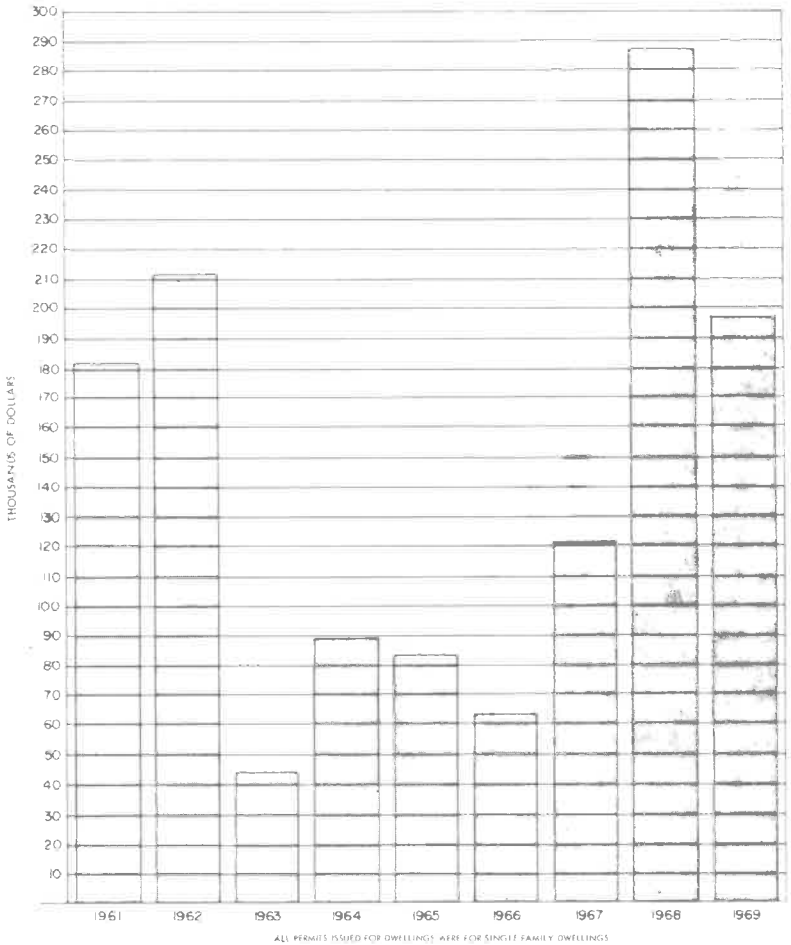
BUILDING CONSTRUCTION-BY TYPE-IN THE UNINCORPORATED AREAS OF WEBER COUNTY DURING 1961 - 1969 INCLUSIVE SOUTHEAST SECTION



ALL PERMITS ISSUED FOR DWELLINGS WERE FOR SINGLE FAMILY DWELLINGS

GRAPH 9

VALUATION OF BUILDING CONSTRUCTION IN THE UNINCORPORATED AREAS OF WEBER COUNTY DURING THE YEARS 1961-1969 INCLUSIVE SOUTHEAST SECTION



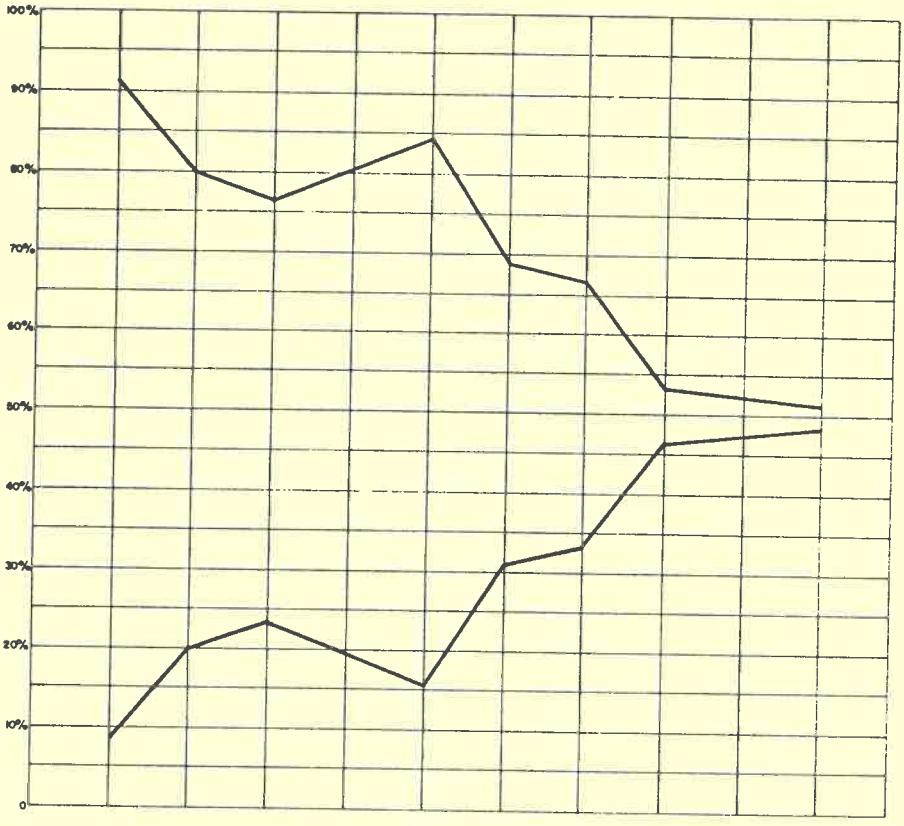
ALL PERMITS ISSUED FOR DWELLINGS WERE FOR SINGLE FAMILY DWELLINGS

The following graphs illustrate the trend of housing types which were constructed in South Ogden and the unincorporated portion of the planning unit that lies within the planning unit. Accompanying the graphs illustrating the types of housing which has been built during the past ten years are graphs which illustrate the accessed valuation of the types of housing which have been built. When these graphs are read in conjunction with one another, it is possible to draw some general conclusions with regard to housing trends and construction cost within the planning area.

GRAPH 10

-BY PERCENTAGE-

A COMPARISON OF THE NUMBER OF SINGLE AND MULTIPLE FAMILY DWELLING UNITS BUILT IN SOUTH OGDEN CITY 1960 - 1969 INCLUSIVE



	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969
SINGLE FAMILY	87	64	84	84	33	58	48	48	38	33
MULTIPLE FAMILY	8	16	26	20	6	26	24	42	34	31
TOTAL	95	80	110	104	39	84	72	90	72	64

Map number 8 which illustrates the general distribution of land cost on a single lot basis will give the reader some understanding of the reasons why there have not been any homes built under the federally sponsored 235 housing program in the planning unit. With a cost ceiling of $17,700 it is virtually impossible to build a home that meets the 800 square foot minimum requirements on the available land in this area.

The median value of owner occupied housing in South Ogden and the unincorporated County area has increased substantially during the last decade. It is particularly interesting to note that comparatively speaking the greatest amount of increase in value has been in the County area rather than in South Ogden City. The following table illustrates the increases in the value of home owner, occupied housing.

TABLE 10

VALUE OF SPECIFIED OWNER OCCUPIED HOUSING

South Ogden and Unincorporated County Area*

1960 - 1970

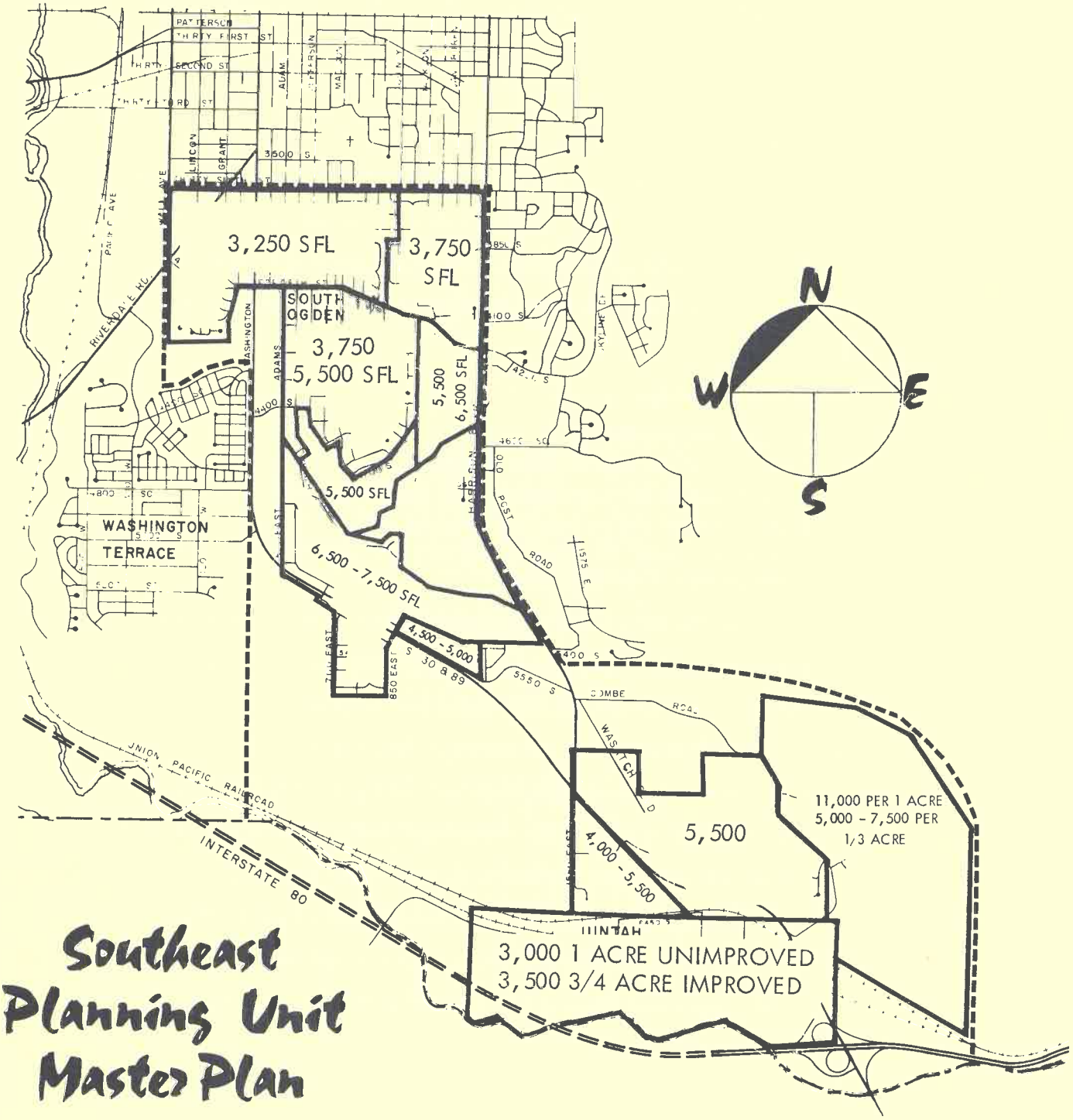
Number of Specified Owner Occupied Units

Value	South Ogden 1960	South Ogden 1970	Unincorporated County Area 1960	Unincorporated County Area 1970
Less than 5,000	4	2	11	3
5,000 - 9,999	12	7	24	14
10,000 - 14,999	78	38	36	21
15,000 - 19,999	352	269	28	70
20,000 - 24,999	154	233	31	150
25,000 - 34,999	58	326	55	142
35,000 - 49,999	0	118	0	123
50,000 or more	0	12	0	51
MEDIAN	$17,600	$24,000	$13,100	$30,200

* Source: U. S. Census Reports for 1960 and 1970

MAP 8

APPROXIMATE DOLLAR VALUE OF LAND
IN SOUTHEAST PLANNING UNIT WERE
IT TO BE SOLD FOR SINGLE FAMILY LOT
HOME DEVELOPMENT - 1971.



Southeast Planning Unit Master Plan

There has been a revolution in South Ogden in terms of the type of housing units being constructed. In 1960, 87 single family residences were built and building permits were issued for eight multiple family dwelling units. Ten years later (1969) 33 permits were issued for single family units and 31 for multiple units. It is quite possible, as is shown on the comparative line graph (Graph 8) that within the next five years the number of multiple family structures being constructed will become greater than the number of single family structures. A number of factors must be considered when reasons are being sought for the reversal of in the historic housing pattern. Among the most practical reasons that may be given is the dramatic increase in the price of land and coupled with it increasing the cost of construction that has been experienced not only in the planning unit but throughout the entire area. Several other factors tend to influence the continued increase in the number of multiple family or high density residential dwelling units that are being built.

Among the following:

1. Less members per family
2. More married persons in their twenties.
3. Less prestige in owning single family dwelling units.
4. Reduction of minimum lot acre requirements.
5. More persons over 60 years of age who are able to travel, and desire to own a smaller home.

In addition to the above outlined factors, there seems to be a real change in the life style of the persons who are buying homes today. No longer does there seem to be a great desire to mow 10,000 square feet of grass on the weekends, or for that matter, shovel 100 feet of snow or maintain the exterior trim. There does, however, seem to be an over increasing desire to enjoy the readily accessible places of outdoor recreation and to take every advantage of the increased amount of leisure time (three day weekends) available to most if not all of the persons who live in the area. Because of the emphasis placed on year-round outdoor recreation activities, especially among the young adults, there is less time and desire to devote to the maintenance of large home sites. The result has been and is presently

an urgent need for multiple family structures of one kind or another. The most successful type, as of this writing, seem to be those which include the town house concept built within a planned residential unit development.

Housing Conditions

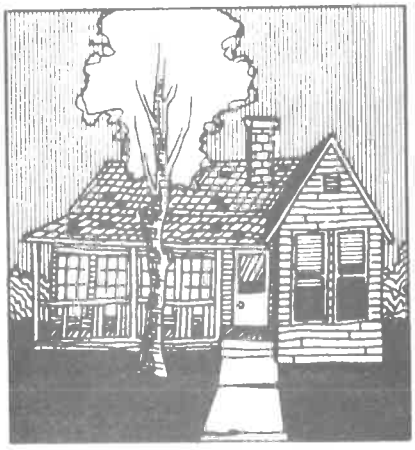
As should be expected due to the comparatively recent development of the planning unit, there are very few residential structures which may be classified as deteriorated or dilapidated. In fact, as may be seen on Table 11, more than 90 percent of all the housing is considered to be of sound construction and within the incorporated communities which are a part of the planning unit less than 1 percent of the housing may be considered as dilapidated. Only in the unincorporated portions of Weber County is there a higher percentage (3.3) of dilapidated. These percentages, however, do not reveal a true picture in relation to the amount of housing that is blighted and in need of repair or replacement within the planning area. As the Table shows, South Ogden leads the race by a large margin in the need to take action to correct defective housing. There should be a concerted effort on the part of this community to bring every possible power to bear on programs to correct the existing situation. The repair or replacement of deteriorating and dilapidated housing should be especially important to this community because of its excessively low (.5 percent) vacancy rate.

To assist the reader, the criteria established for the three classifications of housing are set forth in a verbal and pictoral definition on the following page.

Housing Related Characteristics

There are a number of factors other than construction cost to consider when looking at the residential environment of a community among them are parks, recreation centers, schools, and proximity of shopping centers. All of these will be discussed later, in separate sections of the Master Plan.

SOUND HOUSING is defined as that which has no defects, or only slight defects which are normally corrected during the course of regular maintenance. Examples of slight defects include: lack of paint, slight damage to porch or steps, small cracks in walls, plaster or chimney, broken gutters or downspouts, or slight wear on floors or doorsills.



DETERIORATED HOUSING needs more repair than would be provided in the course of regular maintenance. It has one or more defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of intermediate defects include: shaky or unsafe porch or steps, holes, open cracks or missing materials over a small area of the floors, walls or roof, rotted window sills or frames, deep wear on stairs, floors, or doorsills, broken or loose stair treads or missing balusters. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

DILAPIDATED HOUSING does not provide safe and adequate shelter. It has one or more critical defects, or has a combination of intermediate defects in sufficient number to require extensive repair or rebuilding, or is of inadequate original construction. Critical defects result from continued neglect or indicate serious damage to the structure. Examples of critical defects include: holes, open cracks or missing walls, roof or other parts of the structure, sagging floors, walls or roof, damage by storm or fire. Inadequate original construction includes: structures built of makeshift materials and inadequately converted cellars, sheds or garages not originally intended as living quarters.

TABLE 11

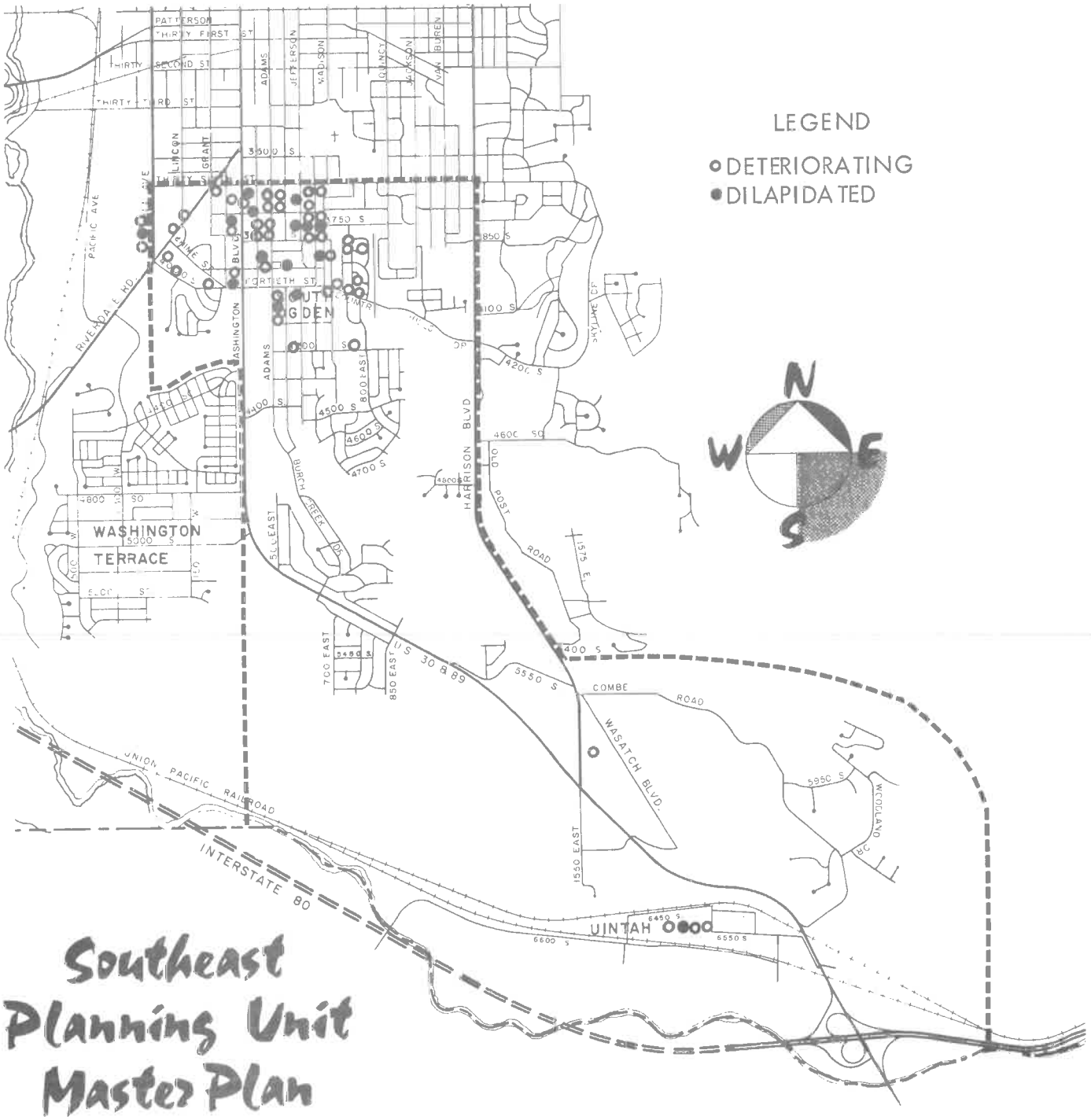
Condition of Housing - Southeast Planning Unit*

Locality	Sound #	Sound %	Deteriorated #	Deteriorated %	Dilapidated #	Dilapidated %
South Ogden	2,554	96.1	87	3.3	16	.6
Weber County	118	96.7	0	0.0	4	3.3
Uintah	109	95.6	4	3.5	1	.9
Washington Terrace	1,421	98.0	28	1.9	1	.1
S. E. Ogden	414	90.0	43	9.3	3	.7
TOTAL:	4,616	96.1	162	3.4	25	.5

* South Ogden, Weber County, and Uintah data is from 1969 Windshield Survey, conducted for the Southeast United Master Plan. Data for Washington Terrace is from the 1960 Census; and data for that part of Ogden which fails within this planning unit is 1960 Census Data, updated from current land use figures. (It has been assumed that housing in new subdivisions is sound).

MAP 9

GENERALIZED LOCATION OF INADEQUATE HOUSING



Southeast Planning Unit Master Plan

The information which follows is directed toward aspects of the immediate residential environment, aspects which contribute to the immediate quality of life in the home.

There are considerably more rental units in the Southeast section today than there was even ten years ago. Along with eveything else, the cost of renting a place to live has increased. The median rent for a dwelling unit in South Ogden according to the 1970 census is $123.00 and in the County it is $133.00. As Table 12 indicates, there are more units for rent in $100.00 to $149.00 bracket than any other. It is interesting to note that there are 26 units for rent in the planning area in excess of $200.00 per month. Twelve of these units are in unincorporated areas of the County and are presumed to be for the most part located in the Uintah Bench Area.

While the amount of rent one pays or the value of the home may indicate the quality of the area in which it is located on its condition and the ability of a person to afford it, but it says very little about the proximity in which people live to one another on a daily basis. The following three Tables give some indication about the amount of space and related to that the amount of privacy there is available to persons living in the area. During the past ten years, there have been built in South Ogden nearly twice the number of units with six rooms than existed in 1960, more than three times the number of units with seven rooms, three times the number that existed having eight rooms. In 1960, there were none according to the census data having nine or more and today there are 132. When these increases are viewed in light of the fact that the number of persons per family unit remained approximately the same, the only conclusion that may be drawn is that there is more room per person living in a residential unit within the area than there was ten years ago.

The figures shown for the County indicate that there has been an even greater increase in the amount of space per person that is available

in a dwelling unit than there is in South Ogden.

Generally speaking, it may be said that the existing housing in the Southeast Planning Unit demonstrates a considerable increase in the affluence of the persons who live there over the past ten years and level of personal comfort and privacy which is not easily duplicated in the other planning units.

TABLE 12

Comparison of Gross Rental Fees
South Ogden And Unincorporated County Area
Southeast Planning Unit*
1960 - 1970

	Number of Units			
	South Ogden		Unincorporated County Area	
Gross Rent	1960	1970	1960	1970
Less than $20	0	0	0	5
$20 - $39	0	1	0	0
$40 - $59	4	5	13	5
$60 - $79	11	20	0	12
$80 - $99	14	38	0	7
$100 - $149	20	140	32	79
$150 - $199	0	29	0	27
$200 - $249	0	6	0	10
$250 or more	0	2	0	4
NO CASH RENT	4	12	4	8
MEDIAN		123		133

* Source: U. S. Census Reports for 1960 and 1970.

TABLE 13

Number of Rooms Per Dwelling Unit*
South Ogden And Unincorporated County Area
Southeast Planning Unit
1960 1970

Rooms	Number of Dwelling Units Reporting			
	South Ogden		Unincorporated County Area	
	1960	1970	1960	1970
1	2	2	3	0
2	2	3	8	7
3	26	38	33	25
4	110	254	74	109
5	381	325	58	182
6	161	204	61	183
7	69	228	20	143
8	58	160	34	96
9 or more		132		126
MEDIAM	5.2	5.8	5.0	6.1

* Source: 1960 and 1970 U. S. Census Data.

TABLE 14

Number of Persons Per Dwelling Unit*
South Ogden And Unincorporated County Area
Southeast Planning Unit
1960 1970

Persons	South Ogden		Unincorporated County Area	
	1960	1970	1960	1970
All Occupied Housing	732	1,331	281	842
1	12	68	12	42
2	114	277	77	194
3	132	243	38	134
4	176	310	46	155
5	142	211	35	129
6 or more	156	222	73	188
MEDIAN All Units	4.1	3.8	3.8	3.8
MEDIAN Owners Occupied	4.1	3.9	3.8	4.2
MEDIAN Renter Occupied		3.0		2.7

* Source: 1960 and 1970 U. S. Census Data.

TABLE 15

Number of Persons Per Room*
South Ogden And Unincorporated County Area
Southeast Planning Unit
1960 - 1970

Persons Per Room	Number of Dwelling Units Reporting South Ogden 1960	South Ogden 1970	Unincorporated County Area 1960	Unincorporated County Area 1970
0.50 of less	165		81	
0.51 to 0.75	186		62	
0.76 to 1.00	265	1,219	72	793
1.01 to 1.50	116	88	66	43
1.51 Or More		24		6

* Source: 1960 and 1970 U. S. Census Data.

Housing Needs

The need for adequate facilities to house students attending Weber State College is one of the more pressing problems of the Southeast Planning Unit. As of this date, the College is not able to house all of its students in either married or unmarried residence halls; and plans for the next five year period call only for the construction of apartments for married students.

To meet the need for housing a number of single family home owners in the area immediately adjacent to the College and in the area surrounding the Mckay-Dee Hospital have created apartments in their basements which they rent to students. This additional use has increased the population, and traffic density of the residential areas involved. The increase in the number of cars parked along the roadside and the ever increasing use of the neighborhood streets as access routes to the College, is causing the land use pattern to change.

A recent inventory of student housing showed that 540 of the 8,080

Weber State College students live within a one mile radius of the College. Of these 540 students, 87 or 16 percent rent apartments or rooms in single family dwellings. Of these 87 rentals, 20 or 23 percent are in violation of the City's Zoning Ordinance. In summary the author of the Weber State College Housing Survey notes that..."the suspected extremes of the rental violations do not exist." He further notes that,..."a trend has been established, and that trend being renting apartments with obvious disregard for zoning but complete logical regard for convenience."

The proposed plans for handling the above situation call for:

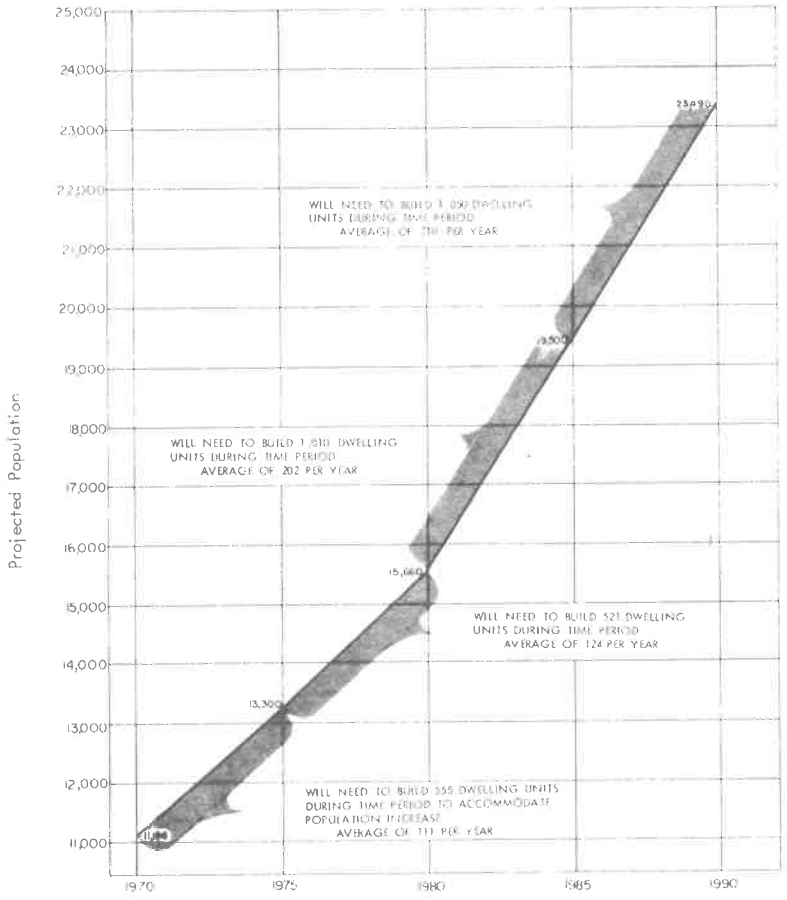
1. The restriction of the further establishment of rentals in areas of obviously well-defined single family dwellings.
2. The rezoning of existing R-2 Areas as well as other areas immediately surrounding the College to accommodate the development of multi-family dwellings.

The following graph illustrates the projected population and related housing needs for the Southeast Planning Unit 1970 - 1990. As the number of dwelling units needed are a function of the increasing population, the projected population growth is plotted and the expected number of dwelling units necessary to house that growth is shown in five year increments. The number of units needed is calculated on the basis of an average number of persons (3.8) residing in each home as provided by the census tract information for this area. Obviously the number of housing units needed will increase if the size of the family unit continues to decrease as it has in the past ten years.

The graph shows that a projected total of 3,237 dwelling units will be needed to meet the population growth in the area during the next twenty years. The average number of units needed to be constructed each year varies from 111 between 1970 and 1975 to 210 per year between 1985 and 1990.

GRAPH II

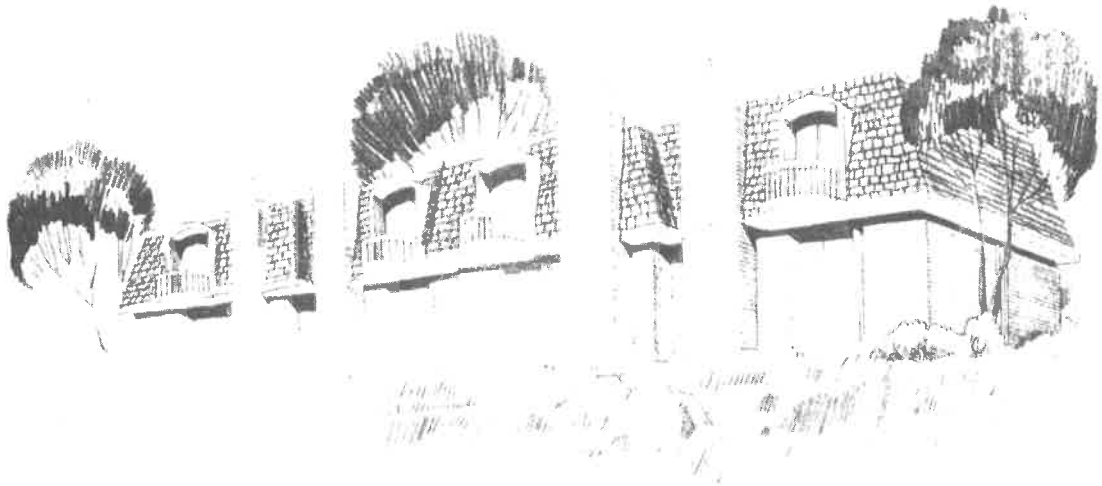
Projected Population and Housing Needs
for the Southeast Planning Unit
1970 - 1990



A. Total Number of Housing Units Needed (projected need) during planning period, 3,237.

B. Average number of Housing Units constructed per year between 1960 and 1969 inclusive was 81.

C. Figures for housing unit needs based on 3.8 persons per family unit.



Information gained from the records of South Ogden City, Uintah and Weber County for the Southeast Planning Area indicate that an average of 81 dwelling units have been built per year during the last ten years. This rate of construction will be grossly inadequate if the projected population increase is to be met.

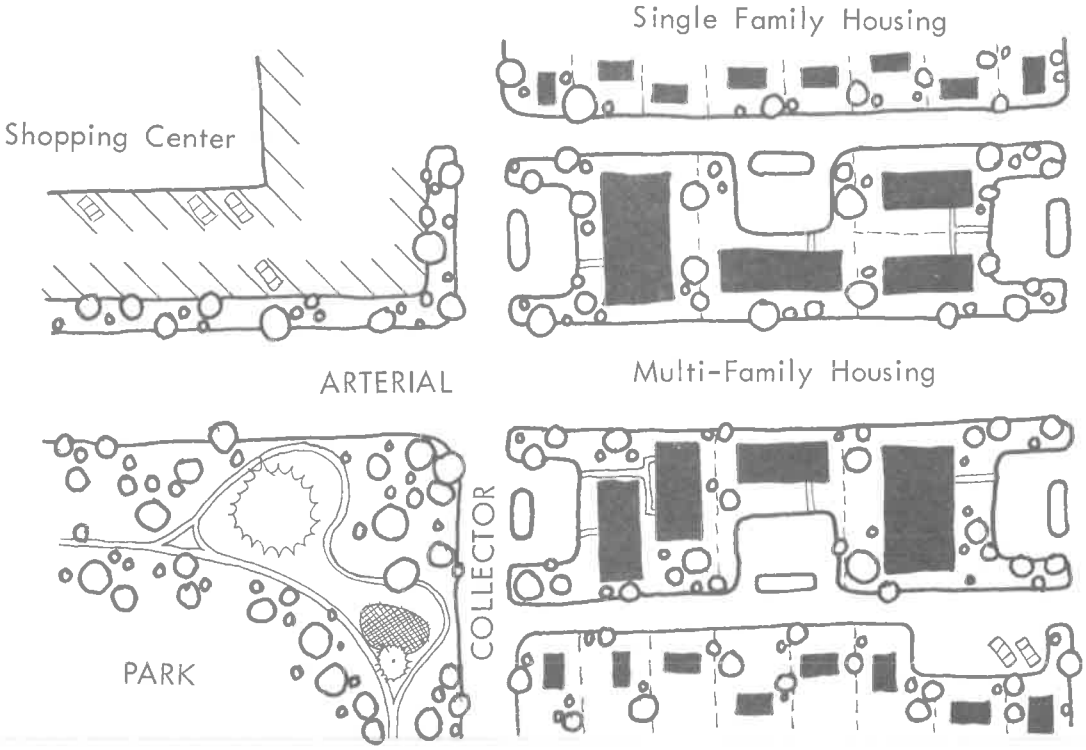
Recommended Residential Policies

The classification for residential densities outlined below should be used as guidelines for future zoning and development within the Southeast Master Plan Area.

Very Low Density-	One to two dwelling units per net residential acre. (Will contain only single family homes on a minimum 15,000 square feet or one acre building lots).
Low Density-	Three to eight dwelling units per net residential acre. (Will contain single family and duplex dwelling structures- single family lots are not less than 6,000 square feet).
Medium Density-	Nine to twenty dwelling units per net residential acre. (May include three and fourplexes, townhouses, condominiums and apartments. Developers may be expected to use the group dwelling and planned unit residential development concept. Single family lots are not to be less than 6,000 square feet).
High Density-	Twenty one dwelling units per net residential acre and greater. (To include all of the structural types in the low and medium densities - apartments greater than three stories in height, and the use of group dwellings and the planned residential development concept.

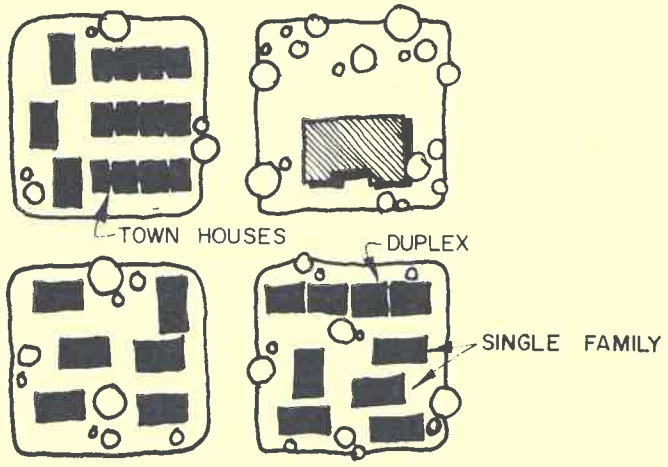
Multi-Family Units Near Arterials

Multi-family units should be located near arterials, shopping centers permanent open space and view areas. These multi-family units fall under the category of medium and high density, but will be primarily medium density.



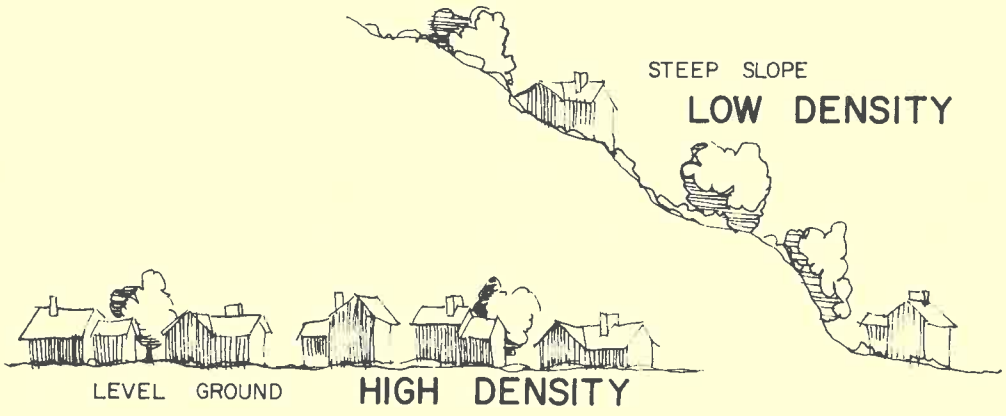
Mixing of Housing Types

The discriminate mixing of single family residences with other types of higher density housing should be encouraged in the medium and lower density residential areas. This will allow for the needed variety of housing types to accommodate the family cycle and make it possible for a family to stay in the same neighborhood and the family's needs change. Also, it will tend to break up the monotony in physical appearance of a single building type residential neighborhood



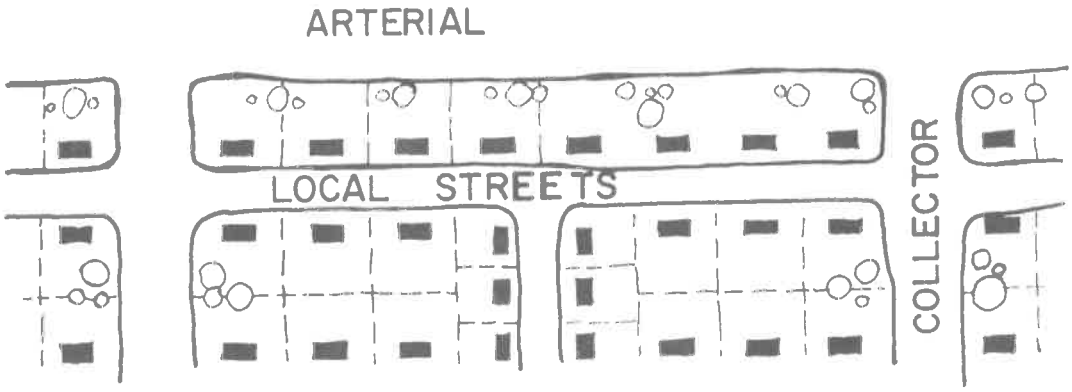
Lower Density On Slopes

As the slope of hillsides increase, housing units per net residential acre should decrease. This means, for example, that residential development along mountain slopes and benches should either be quite concentrated or have large lots. Low density development will also make it easier to solve the drainage and street grade problems as they are related to hillside development. Regulatory measures to control hillside development of any nature should be imposed where the percent of slope of a hill is 15 or greater.



No Homes Should Face Arterials

In reference to future housing developments, homes should not be allowed to front on arterials or major traffic routes. Access to homes should be from local or collector streets. This will prevent problems related to backing into a major street from driveways. This policy will also tend to increase the privacy, quietness, and safety of the residents.



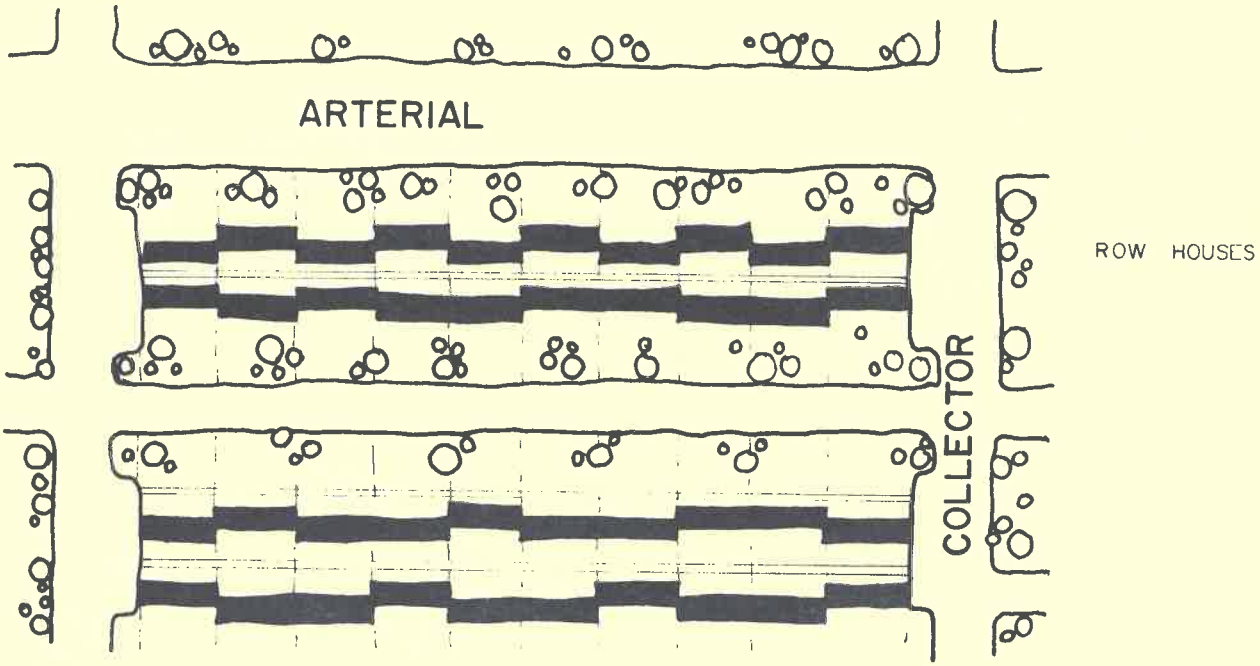
Variety in Residential Neighborhoods

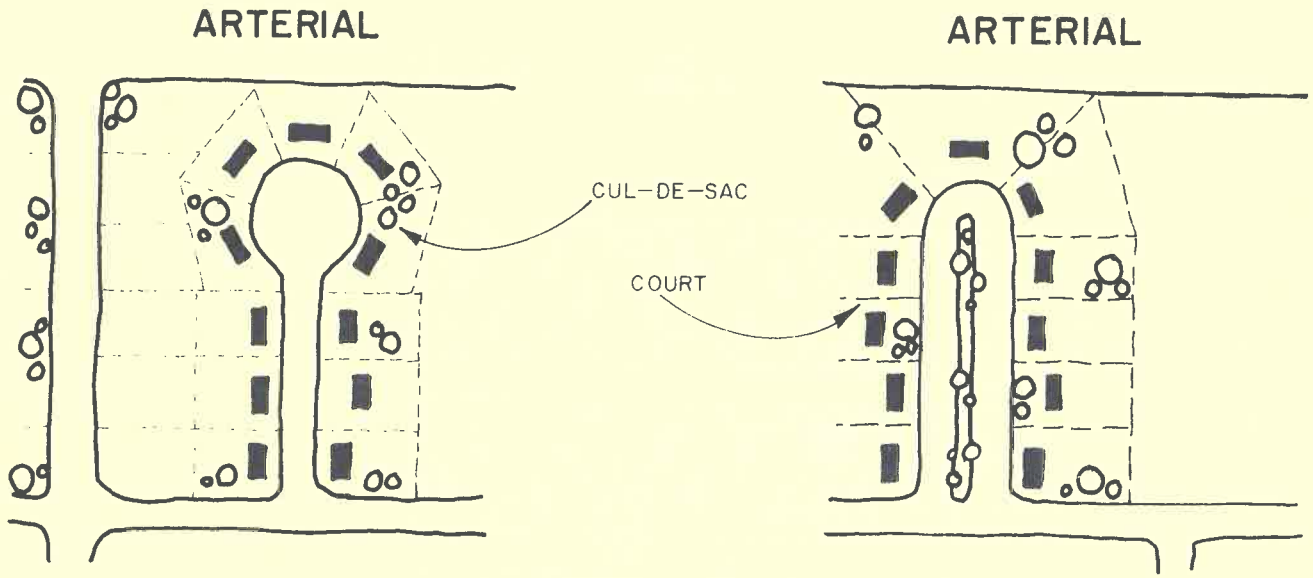
A variety in the design of lot layouts should be fostered in new residential developments. The variety will provide a greater choice in styling, privacy, change in visual perpective and individuality. Some possible variations in lot layouts will include the following:

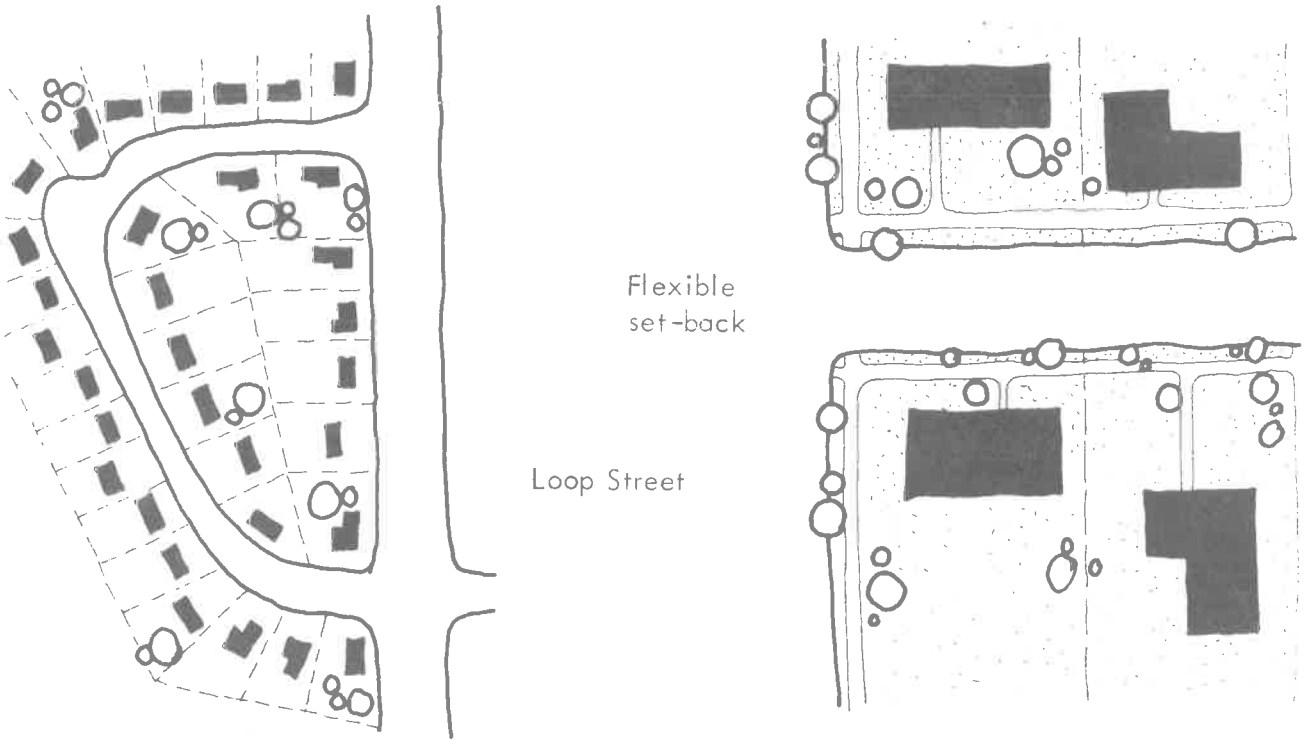
1. The rowhouse or townhouse;
2. The use of a cul-de-sac;
3. The court yard;
4. The loop street;
5. Flexible setback requirements;

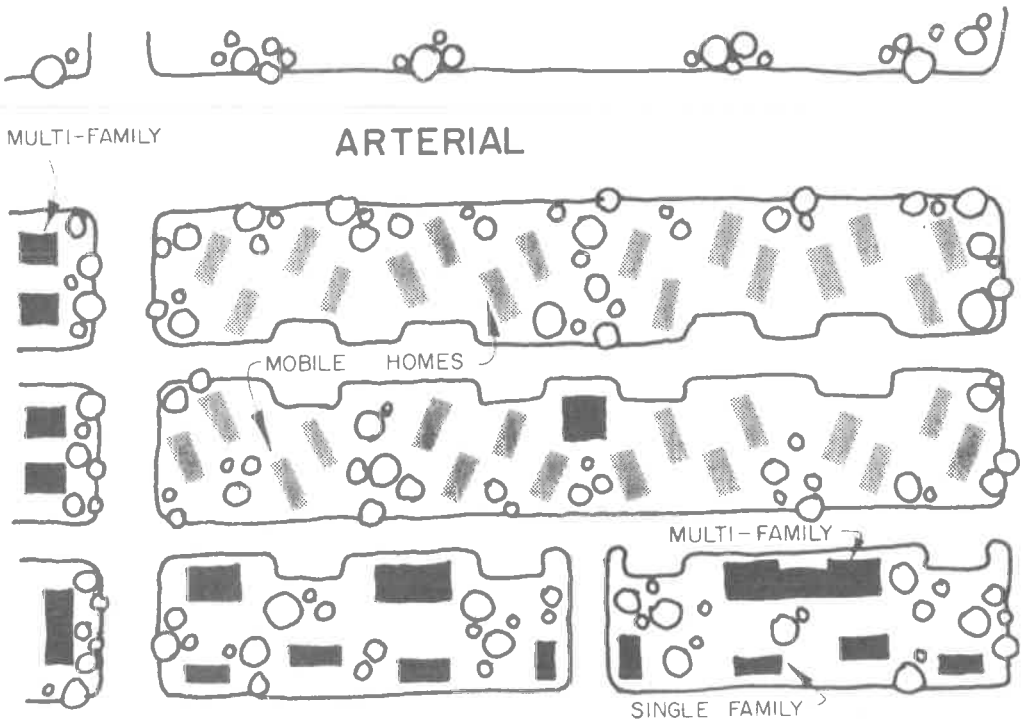
The latter of these will permit greater design flexibility and enhance the use of oddly shaped pieces of property.

Residential neighborhoods should include a variety of dwelling types with access to school, parks and churches in addition to shopping facilities providing services to the people of that neighborhood. Major streets should not go through residential neighborhoods, but rather should be on the periphercy. Public facilities should form the hub around which neighborhood activities take place.


ARTERIAL
ROW HOUSES
COLLECTOR

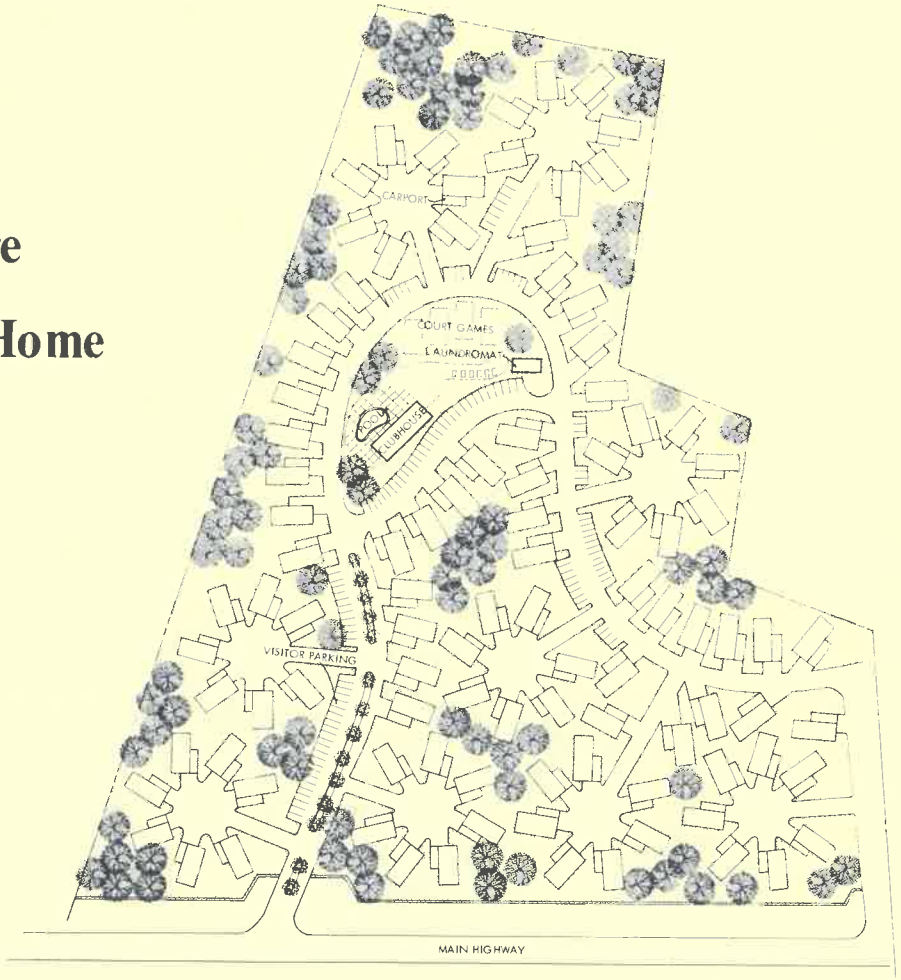

ARTERIAL
ARTERIAL
CUL-DE-SAC
COURT

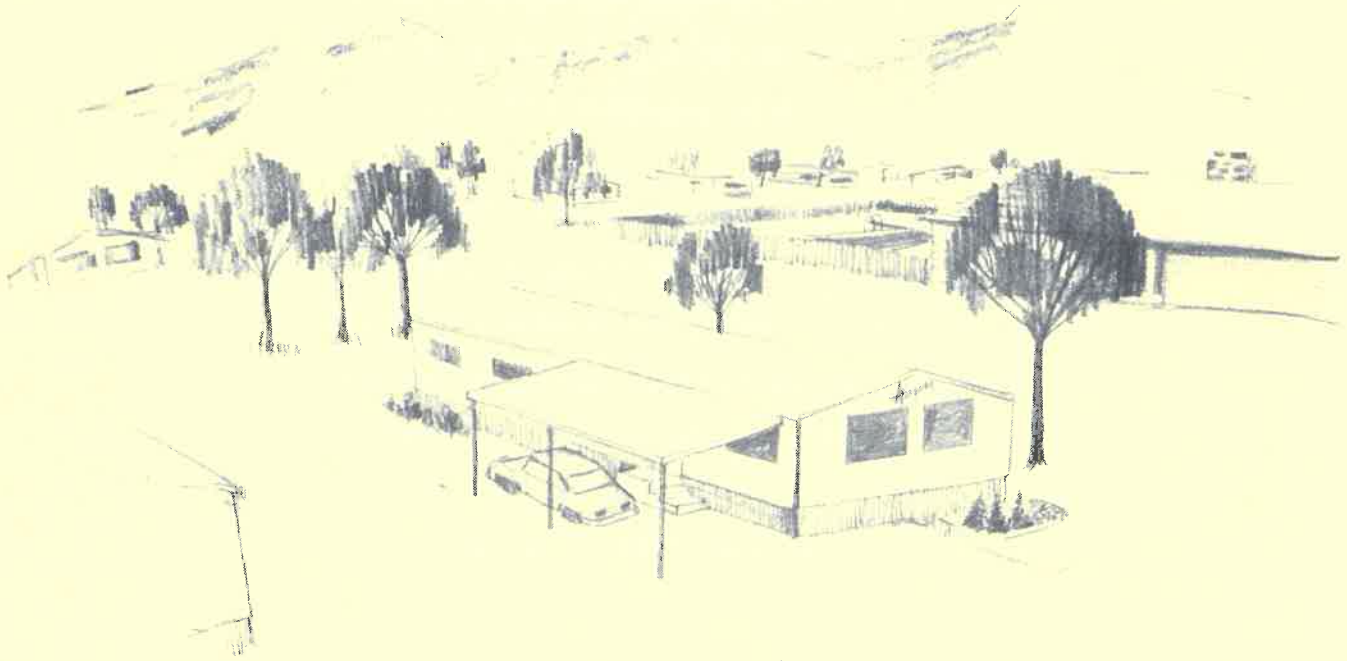




MOBILE HOME PARK
IN RELATION TO OTHER
TYPES OF DWELLING UNITS

20 Acre Mobile Home Park





SPECIFIC RECOMMENDATIONS FOR RESIDENTIAL DEVELOPMENT

Very Low Density

The very low density classification is designed as a transition zone between agricultural land uses and urban residential development. The classification permits the development of single and two family structures on a minimum of 15,000 square feet in the unincorporated areas of the county and 20,000 square feet in Uintah. In both cases, the density requirements relate to the Suburban-Residential-Agricultural (S-1A) zone. The density requirements of the "Very Low" classification would permit the development of one to two dwelling units per net residential acre.

The proposed areas for development under very low density are located east of 2400 East, south of the Ogden City limits and north of 6450 South in what is known as the Uintah Highlands. The other very low density residential area is located in Uintah township.

Low Density

The low density classification consists of those uses which exist in R-1, R-2, and R-3 or single family and duplex structures. The density for this classification provides for three to eight dwelling units per net residential acre. The minimum required area for building a single family home is 6,000 square feet.

The plan proposes that low density residential development should take place near collector streets with access to neighborhood school and park facilities. The plan envisions the continuation of existing low density areas particularly in the areas north of Washington Boulevard and south of the Burch Creek to the northern boundary of Golf City and in the areas around Weber State College and east of the proposed Skyline Drive. Other areas of low density housing are shown dispersed throughout the southwest portion

of the planning area. The majority of the proposed low density area other than that described above is located in the property to be developed by Wasatch Hills Development Company. The low density residential areas should be served by a full compliment of community facilities and be protected from intrusion of through traffic and non-residential oriented land uses.

Medium Density

The purpose of medium density residential development is to encourage the construction of three and four dwelling unit structures. This density is compatible with low density development and is ideal as a buffer between high density areas or arterial streets and low density development. The density of medium residential areas will be approximately 9 to 20 dwelling units per acre. The uses permitted in areas designated for this type of density are the same as those permitted in the R-3A zone of South Ogden City. Single family homes may be built in lots not less than 6,000 square feet in size.

The land use map for the Southeast Master Plan proposes the development of medium density residential areas along Harrison Boulevard and in selected locations south of Washington Boulevard between 850 and 1550 East. In addition to these areas a large portion of the area in the southwest corner of the planning unit contains medium density development. Developers may be expected to look toward this density for constructing residential environments utilizing the group dwelling and planned residential unit concept. Both of these designs permit and encourage the construction of townhouses, rowhouses and partments. At the present time there are areas in the Southeast Planning Unit that are developed for medium density residential use. The primary example of a large development presently existing under this density is Grandview Acres which is located south of 3750 South and west of Jackson Avenue.

High Density

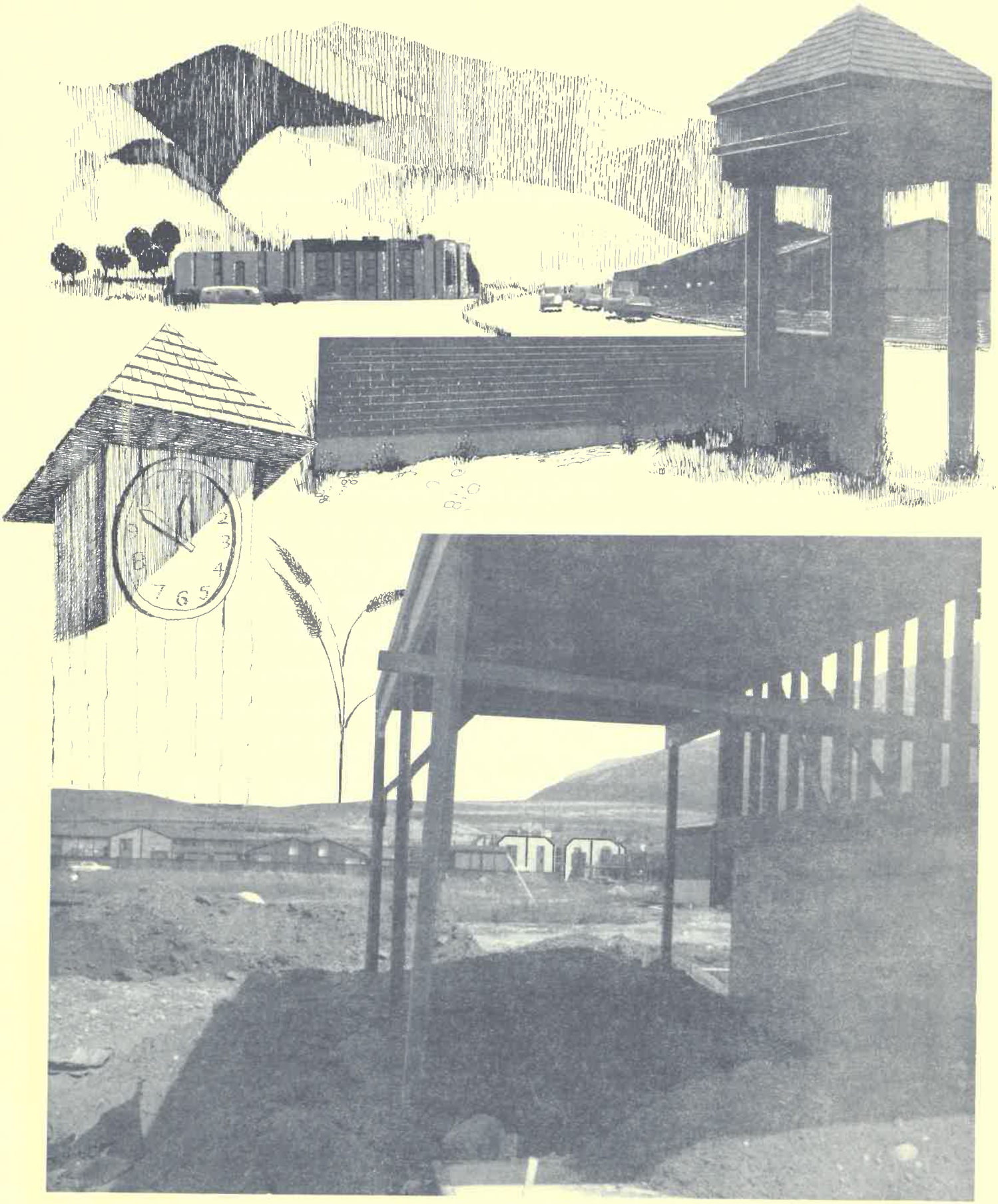
This residential land use classification provides for the ability to construct twenty and more dwelling units per net residential acre. This classification includes all of the land uses in the low and medium density residential categories plus multi-family structures, professional and business offices. This density classification is shown on the plan as being located near the arterials, shopping center and permanent open space. High density development is proposed along Harrison Boulevard in the vicinity of Weber State College in order to provide ares for high rise apartment structures to meet the ever increasing needs of the students.

Because traffic on both Harrision and Washington Boulevards is quite heavy during most hours of the day, but especially so between 7 and 9 a.m. and 3-6 p.m. it is not an area conducive to low residential development. Street frontage partially because of existing commercial growth is so expensive along these arterials that the only economical way it can be developed for residential use is to do so on a high density basis. Parks, playgrounds and other open green acres will be developed as an integral part of all the structures that are built.

A NEW WAY OF LIVING

A new kind of residential development is being created in the Southeast Master Plan Area. The development of planned residential areas is bringing condominium, townhouse and apartment living to the residents of Weber County. While the majority of the developments are designed to provide a single type of medium or high density residential living, one of the existing planned areas combines townhouse and apartment living with single family and duplexes to provide a complete mix of housing types.

The underlying concept or principle upon which all of the existing



developments are being built involves the reduction of land area required to build a dwelling structure in order to develop a larger amount of usuable open green space in a concentrated area, thus providing the ability to offer to greater variety of recreation oriented ammenities than would otherwise be possible. By permitting an increase inddensity the community enable the developer to provide more housing both in number of units constructed, and square footage of living area or a given amount of acreage at less cost than would otherwise be possible. The combination of these two factors allow a greater number of people to take advantage of and enjoy a higher quality of residential environment than is possible to obtain in any but the most exclusive neighborhoods.

The oldest planned residential area in Weber County is Grandview Acres which is located south of 3750 South and west of Jackson Avenue. This project was built in 1941 by the Federal Government as a housing area for military personnel. There are 150 dwelling units located on approximately 30 acres for an average density of 5 dwelling units per net acre. The project consists of 1, 2, and 3 bedroom units. As a comparison of the increase in value of units in a development such as this, it is interesting to note that five years ago the average cost to an individual interested in buying into the mutual ownership corporation was $4,000 to $6,000' today it is $9,000-$10,000. The maintenance budget for the project is $150,000 per year, all of which is put back into Ogden Cityy through the purchase of goods and services. The City realizes in addition to the amount spent for maintenance a direct income of $19,000 per year in property tax revenues from this planned residential area.

While some persons may not agree with the physical layout of the projects or their individual architectural designs, the success of the planned residential areas in the Southeast Planning Area is told in terms of nearly 100 percent occupancy rates being experienced by all the developers.

In discussing the projects with the developers it was interesting to learn that the ages of the persons buying into the project span the entire breadth of adulthood, and seemingly both the young and the old decide on living in the areas for similar reasons which include: (1) freedom from worrying about exterior maintenance of the property in terms of both the physical building and the lawns. Most units do, however, have a small patio and lawn area which the owners maintain and develop to their own taste; (2) freedom from worrying about repair and/or replacements of such items as furnaces, air conditioners, hot water heaters, or TV antennas. These are maintained by the management group through the receipt of the monthly service fees paid by each owner, and (3) the ability to enjoy additional recreation or travel opportunities resulting from the increased freedom derived from the ability to come and go as desired. This has been referred to by one developer as "turn key living".

Sone examples of new, planned residential areas which are, for the most part, still under construction are listed below with a brief description of some of their individual characteristics.

Country Hills Manor

860 Country Hills Drive

This project consists of 118 two and three bedroom dwelling units on ten acres. The project began in 1966 and is scheduled for completion in 1972. At the present time there are 104 units constructed and there is 100 percent occupancy. While there is not much open green space available, the two swimming pools are in constant use by the residents and their guests. The cost of a unit in Country Hills Manor varies between $23,000 and $29,000.

Emerald Hills Condominium

860 East 5400 South

Emerald Hills is a thirty acre project which will consist of 180

dwelling units, one hundred and forty of which are constructed and boast a 100 percent occupancy. The project began in 1966 and is scheduled for completion in 1973. At this time there is one swimming pool in use and one in the initial stages of construction. In addition to a large amound of open green space including a 2 1/2 acre plot of planted area there is putting and chipping green available to those persons who desire to sharpen their golf skills as well as a basketball and volleyball court. The price range for a home in Emerald Hills is between $28,500 and $32,500.

The Meadows

5600 South east of Harrison Boulevard

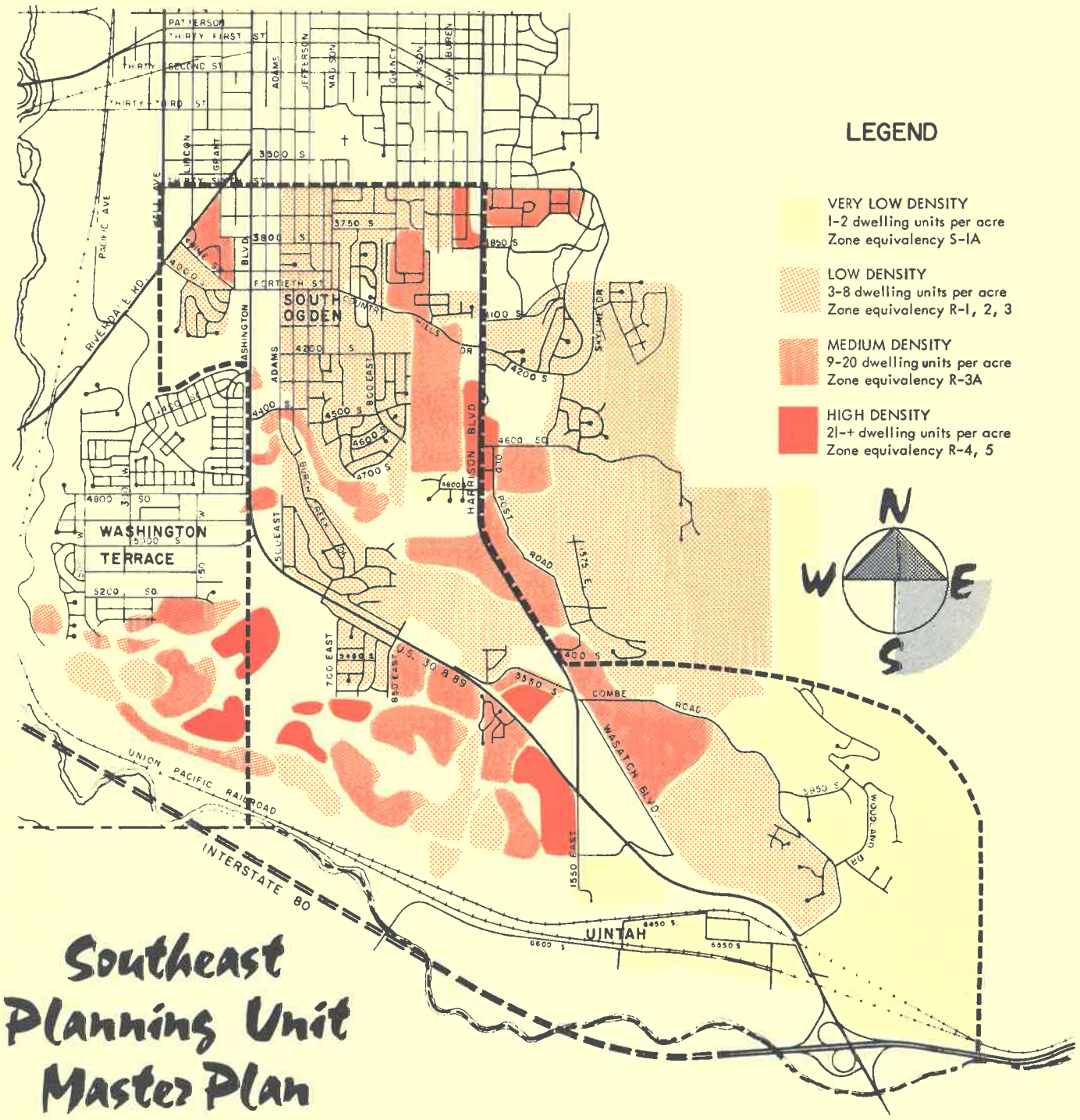
The Meadows is the largest and most diversidied planned residential area in Weber County as of this date. The completed project will consist of 210 townhouses, 175 apartments and 190 single family dwellings or 80 acres. In addition to this, there is a small commercial service center in what is called the "Village Square". There is also a recreation clubhouse that contains exercise rooms, a sauna, activity areas including a dance floor and an enclosed swimming pool. This project was begun in 1970 and is scheduled for completion in 1975. When it is completed, it is anticipated the 8,500 people will reside within the complex.

Wasatch Hills Development

The largest planned residential unit project conceived of within the Southeast Master Plan area is still the planning stages. This project will consist of varied types of housing units and recreation areas including a golf course on 1200 acres which have been assembled in the southeast corner of the planning area in what is now an unincorporated part of Weber County. The project will include its own "community" and shopping center as well as an elementary and perhaps a junior high school. When completed - the project is scheduled for completion before 1990 - this planned residential area will, in fact, be similar to the creation of a "new town".

MAP 10

GENERALIZED RESIDENTIAL LAND USE PLAN



Southeast Planning Unit Master Plan

CHAPTER IV

COMMUNITY FACILITIES

Of the 5,746 acres within the Southeast Master Plan area, 259 are used for community facilities. One hundred thirty-one acres are devoted to schools and one hundred twenty-one are being used for parks. The remaining seven acres are devoted to use by public utilities. The map on the following page shows the location of existing and proposed public facilities.

Public and Parochial Schools

The application of locational, site and enrollment standards for all public schools in Weber County is important in order to ascertain the degree of efficiency, if any, in regard to these respective factors. It is realized that it may be difficult or even impossible to meet the optimum standards in all areas of the County, particularly in those areas in Ogden City and South Ogden which are almost completely developed. Application of these standards to the projected 1985 enrollments, and measurements of the results compared to existing capacities and facilities, provides a basis for making decisions concerning the requirements to provide an efficient and sound school plant system. Furthermore, the application of general standards enable an insight into the ultimate dispostion (retension, expansion, and abandonment) of existing school sites and facilities during the planning period. Over a period of years, the school plant system can be based on appropriate standards with resultant improvement of the system, greater convenience and safety for pupils, and the strengthening of the neighborhood and community concept.

Recommended Standards

The following general standards are recommended as applicable guidelines to achieve the optimum development of school sites and facilities in Weber

County during the planning period.

Elementary Schools

In Urban Areas:

Each school should be as centrally located as possible within its service area, on or convenient to a collector street, and within 1/2 mile desirable, or 3/4 mile maximum walking distance of all students. Each school site should have a minimum size of 5 acres; 8 acres would be a more desirable area requirement. The optimum number of pupils per elementary school is between 650 to 700 students.

Junior High Schools

In Urban Areas:

Each school should be as centrally located as possible within its service area (usually a combination of several neighborhoods), on or convenient to a collector or secondary street and be within one mile desirable, or 1 1/2 miles maximum, walking distance. Each school site should have a minimum of ten acres, but 13 acres would be a more desirable area requirement. The optimum pupils per junior high school is between 800 to 1000 students.

Senior High School

In Urban Areas:

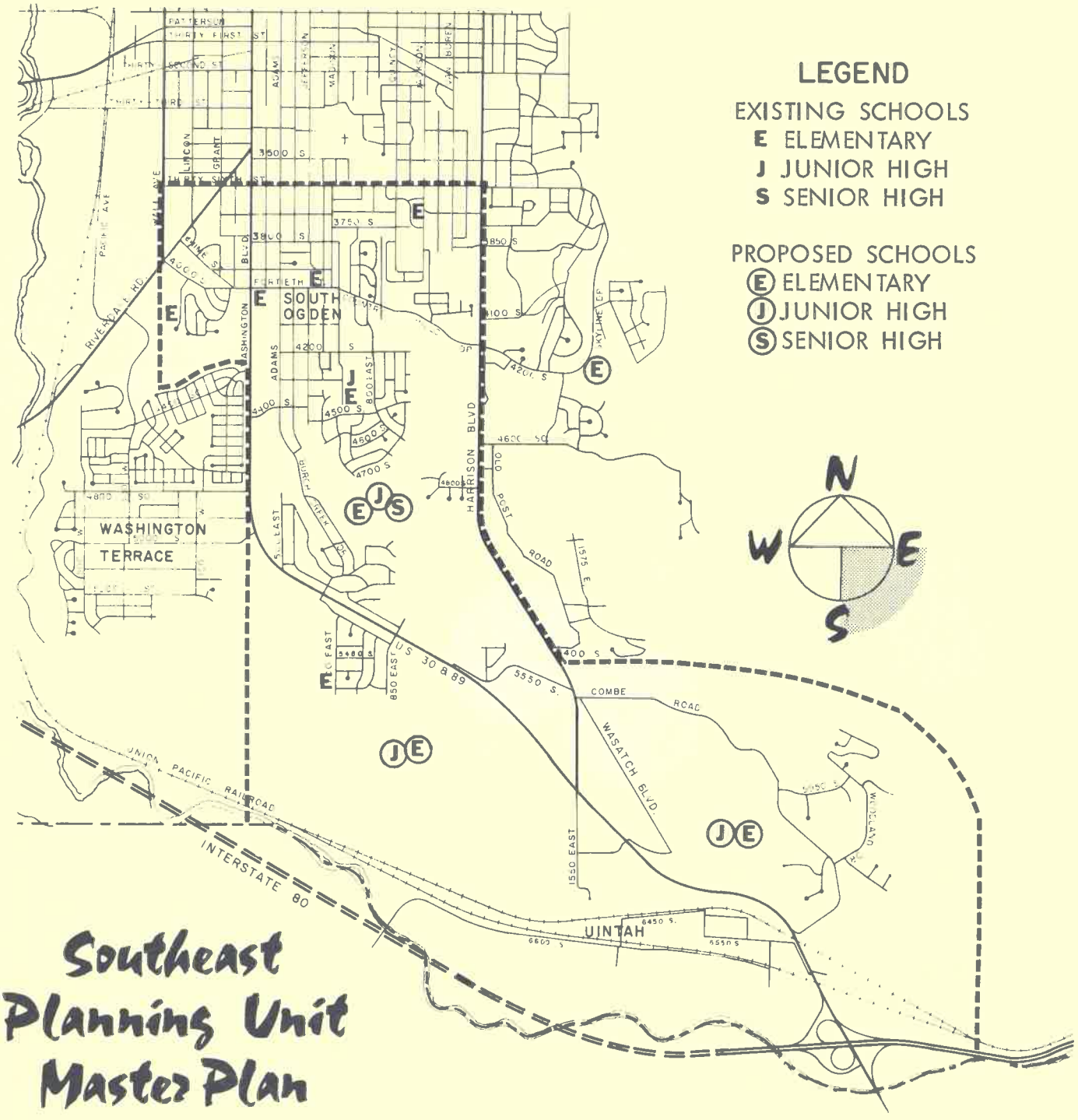
Each school should be located so as to be easily accessible to both vehicular and pedestrian traffic because of the traffic generated by student drivers as well as school personnel, and by inter-scholastic events held at the school. A central location within its service area is desirable but of less importance than in the case of elementary or junior high schools.

Each school site should have a minimum size of at least ten acres. However, form 35 to 40 acres is considered a more desirable site size for senior high schools where vacant land is readily available and the site costs are not prohibitive.

MAP 11

PUBLIC SCHOOL FACILITIES

EXISTING AND PROPOSED



SCHOOL - CHURCH COMPLEX
SHOWING COMMON PARKING AND
OPEN GREEN SPACE

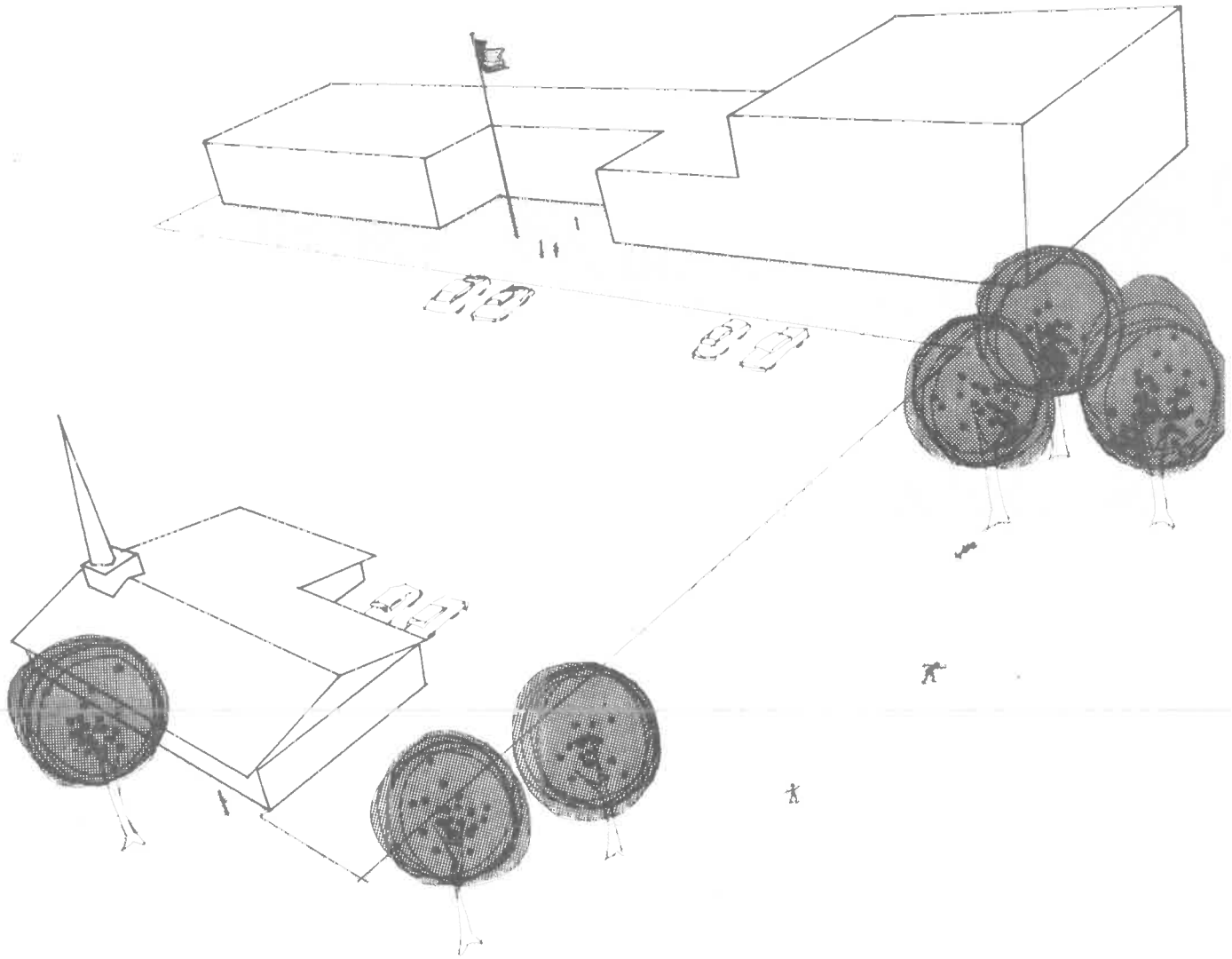


TABLE 16

INVENTORY OF SCHOOL FACILITIES
WEBER COUNTY - 1970

School	Land Area	Maximum Enrollment	Present Enrollment	Percent Utilization of Structure	Comments
Elementary					
Burch Creek 4000 So. & Adams	3.0	420	322	77	This School site to be abandoned sometime within planned period. School has three basketball half courts & thetherball standards.
Club Heights	5.0	420	361	86	Facility has enrollment capacity at the present time.
Grandview 3800 So. & Jackson	5.0	680	477	70	Facility is adequate for future needs. Adjacent to Grandview Park.
H.G. Child	8.0	320	288	90	Facility is adequate for future needs.
Marlon Hills 4300 So. & Madison	6.0	640	616	96	Facility is adequate for future needs. This school is adjacent to South Jr. High and to a church which enables all to share common parking and grounds. The following facilities are available: one basketball court, one jungle gym, one slide, eight swings, two chinning bars, and an asphalt play area.

TABLE 16 (cont.)
INVENTORY OF SCHOOL FACILITIES
WEBER COUNTY - 1970

School	Land Area	Maximum Capacity	Present Enrollment	Percent Utilization of Structure	Comments
Park View	2.0	360	359	99	Facility is nearing enrollment capacity at the present time. Site will need to be expanded to meet standards. This school is adjacent to 40th St. Park.
Roosevelt	6.0	780	779	99	Facility is nearly used to maximum capacity. This school is adjacent to Roosevelt School Park.
(Proposed) WCSD	6.0	N/A	N/A		Site has been acquired for planned facility to be constructed during planning period.
(Proposed) WCSD	6.0	N/A	N/A		Site has been acquired for planned facility to be constructed during planning period.
(Proposed)	N/A	N/A	N/A		Site will need to be acquired for facility which will be needed during planning period.

TABLE 16 (cont.)
'INVENTORY OF SCHOOL FACILITIES
WEBER COUNTY - 1970

School	Land Area	Maximum Capacity	Present Enrollment	Percent Utilization of Structure	Comments
Junior High Schools					
South	13.0	890	762	86	Facility adequate for future needs.
T.H. Bell 5100 So. 165 W.	15.0	890	892	101	Facility is experiencing over enrollment at this time. Available on this facility are basketball courts, football fields, and a softball diamond.
Future Junior High 5300 So. 1100 E.		58 acres			
Senior High Schools					
Bonneville 4800 So. 250 E.	32.0	1050	1622	154	Facility has enrollment over capacity at the present time. This school has available for public use, one football stadium, two tennis courts, one softball diamond a and one baseball diamond.
Senior High School 5000 So. 1250 E.		30 acres			To be developed by Weber County Board of Education.

Sufficient area for off-street parking should be considered in site development.

The optimum number of pupils per senior high school is between 1400 to 1500 students.

Service Areas

The recommended school standards call for a maximum walking distance of 3/4 of a mile for elementary schools, 1 1/2 miles for junior and senior high schools. An analysis for the County's urban residential areas reveal that, with the exeption of some new, sparsely located subdivisions in the Southeast and Northeast Planning Units, virtually all neighborhoods are encompassed completely in terms of this standard. Likewise in the rural areas, where students are transported by buses, most school service areas meet the desirable maximum driving time standards. Similarly, with the exception of the Pleasant View - North Ogden area and a few peripheral areas in the southeast bench area, all areas are within the 1 1/2 mile desirable radius for junior and senior high schools in the urban area.

These existing service area deficiencies will be remedied as soon as proposed school facilities are constructed. The fact that most residential areas of school facilities is due mainly to the confined linear pattern of urban development of the County. At the present time, only the high school pupils enrolled from the Ogden Valley approach the maximum driving time for transporting students. Map 11 shows the existing school and proposed facilities within the Southeast area and their approximate service area radius according to the recommended standards.

Parochial Schools

There are no parochial schools in the Southeast Area, however, there are four private schools in Ogden City which are totally independent of the public school system. None of the schools are operating at full capacity except the Seventh Day Adventists Elementary School which operates at 100% capacity. Their present need and future expansion plans are beyond the controls of this plan. The following table provides the information related to the parochial schools.

TABLE 17
Parochial Schools
Ogden Metropolitan Area

Name	Enrollment	Capacity	Site Acreage	% Capacity
St. Joseph's Elementary	140	170	8.0	82
St. Joseph's High School	150	300	3.0	50
Seventh Day Adventists Ele.	40	40	0.5	100
Luthern	60	70	5.5	80

Special Education Center

Because of their nature, education facilities serving children with various physical or emotional handicaps are most often located either in or very near to large population centers. In the case of those facilities which are designed to educate the blind and the deaf both are located in Ogden City. The equipment and services of both the Utah School for the Blind, and the Utah School for the Deaf are not solely for the residents of Ogden City or even Weber County, but are available to persons residing throughout the state of Utah and other western states. In addition to these the State Industrial School, Ogden Center for the Blind, and the Ogden-Weber Education Center are located in Ogden, but offer their facilities and services to persons living in all parts of the county.

The Utah Schools for the blind and deaf are unique in the state of Utah because they are the only such schools in the state providing intensive training

for children handicapped by deficient hearing and eye sight. The school for the blind currently has an enrollment of 76 students and is operating at about 75 percent capacity. The school for the deaf has an enrollment of 169 students which a a 90 percent operational capacity. Tuition for both schools is free. The states from which students come to the school subsidize the student's tuition. The schools are not exclusively for Utah Children, but rather serve any western state wishing to send a child to the facility.

The Utah State Industrial School is the only youth rehabilitation school in the state of Utah and is one of the few coeducational rehabilitation schools in the United States. Young people between the ages of eight and eighteen who are judged delinquent are "eligible" for commitment. Such young people can be retained at the school until age twenty-one. The school is not the typical reform school, but rather a center to rehabilitate young people who are delinquent and academically retarded. The school operates on a full year basis, but does not offer a high school diploma or equivalent certificate. Most public schools recognize the credits offered by the rehabilitation center. The average of the youths at the school is fifteen. Training emphasis is placed on trade skills.

The Ogden Center for the Blind provides assistance to 150 adults in the Ogden-Weber County Area. Assistance is in the form of home workshop programs which help blind adults develop meaningful trades that occupy their time and provide them with supplementary incomes.

The Ogden-Weber Education Center is a special school for mentally retarded children who reside in Weber County. The existing facility structure is a modern new building typical of 1969 educational structures. The present enrollment is about 200 students, and it is expected to increase annually with the influx of families who move into the county for the express purpose of utilizing the special services of the school. Students begin training when they are ready to enter elementary school and attend the school until they are young adults, at which time they can be placed in community sheltered workshops.

Weber State College

Weber State College has enjoyed enormous growth since its transition from a junior college to a four-year, degree-granting college in 1964. During the past 15 years its enrollment has ballooned 700 percent to exceed the 8,000 mark in day classes. Officials of the College expect enrollment to stabilize during the mid-1970's. The projected day enrollment for 1979-80 is 10,500 students and depending on birth rates, student's normal progression through grade and secondary school, and other factors, it is estimated that Weber State will enroll 15,000 day students in 1990. The Division of Continuing Education is expected to expand enormously during the next 20 years as radical changes of the age will require the members of the laboring and professional groups to retrain for new careers many times. If the college can demonstrate a need, Weber State's curriculum is expected to include graduate programs in education and business by the end of the planning period estimated for this work. It is further estimated that some $8 million will be spent in the next decade for additions to the library, construction of a nursing and health occupations building, a business classroom building, and art and music building, a physical education complex, as well as additions to the recently completed administration building. (Information furnished by Dr. Robert A. Clarke, WSC Administrative Vice President, Aug. 31, 1971).

Churches

With the exception of churches belonging to the Church of Jesus Christ of Latter Day Saints, there are few churches of any other denomination located in the Southeast Master Plan Area. There are four stake centers and twenty "wards" in the area. These serve the "Mormons" living within the master plan area. Due to the organizational structure of the Latter Day Saints' Church and the rate of population growth proposed for the planning area, it is conceivable that 6 to 8 church structures will need to be built in the next

twenty years.

There are only two other religious denominations which have chapels in the planning unit. The Berean Baptist Church (Independent Missionary) is located at 3846 Jackson Avenue. One hundred and ten persons regularly attend services at the church on Sunday mornings and Wednesday evenings.

The Catholic Newman Center is located at 1362 Edvalson Drive, just off the Weber State College Campus. The primary function of the Newman Center is to serve as a social center for the Catholic students attending Weber State College. There is however, a chapel within it and Mass said on Holy Days and Sunday. The general public is welcome at all services and activities. During the school year, classes in religion and comparative theology are taught at the center.

The "Greek Community" of the Ogden metropolitan area attends religious services at the Church of the Transfiguration which is located at 647 42nd Street. Approximately 125 persons regularly attend mass each Sunday. The spiritual needs of the members are met by one priest and several pay volunteers. The church facility is approximately five years old and there are no plans to enlarge it in the near future.

The following map shows the location of the existing church sites as well as medical-dental clinics, convalescent care facilities and the David O. McKay Hospital.

Weber County Library

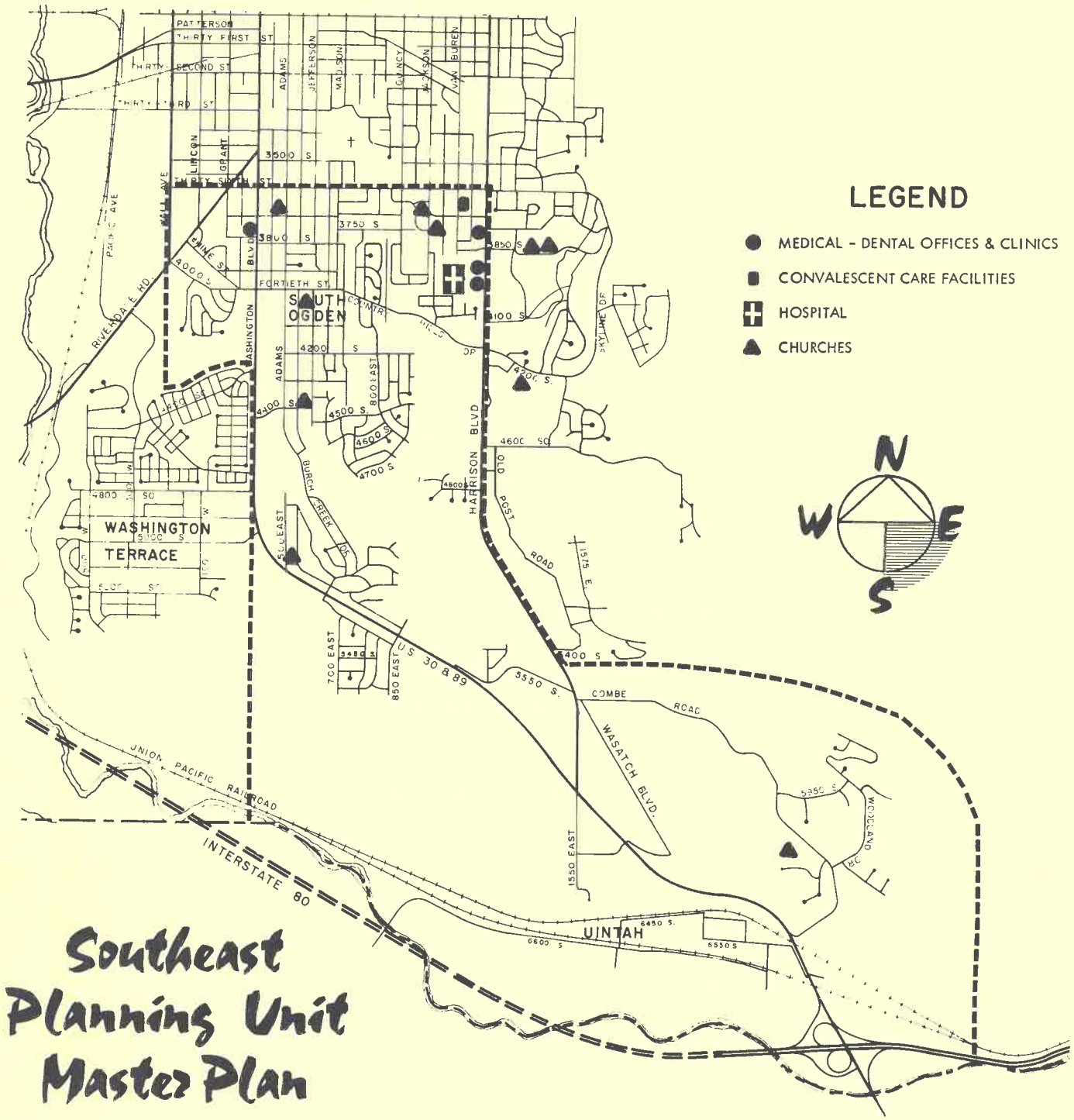
The Weber County Library with its 117,797 volumes distributed over 55,000 square feet of floor area was constructed in 1967 as a cost of 1.6 million dollars. The Library, which provides services such as exhibits, book reviews, conference rooms, films, formal instruction, group study, lectures, and inter-library loans to name a few, is currently operating at approximately 53 percent capacity. Additional volumes are continually added each year in an effort to expand the scope of the Library, and to provide the public with better service.

The Library system has extension service in the form of one branch library

MAP 12

EXISTING PUBLIC FACILITIES

MEDICAL-DENTAL CLINICS
HOSPITALS
CONVALESCENT CENTERS
CHURCHES
1971



Southeast Planning Unit Master Plan

and two bookmobiles. The branch library, known as the Emerson Stone Branch, is located at 6th Street and Washington Boulevard, and operates at a capacity of 15,000 volumes. The two bookmobiles, which are under contract with the Utah State Library Commission but are operated by the Weber County Library, provide mobile book service to those sections of the county that do not have access to a permanent facility.

The bookmobile route in the southeast section provides an opportunity for virtually all of the people living there to have access to a "library" within walking distance from their home. On an every two week basis, the bookmobile completes it route through the area. During the summer of 1971, for example, the people may borrow books and other publications when the bookmobile stops on Wednesday at the 39th Street Park and the Burch Creek Elementary School in South Ogden. On Tuesday, it stops at H.G. Childs Elementary School, 825 East 5450 South; 850 East 5475 South, Club Heights Elementary School and 39th Street and Chimes View Drive. On Saturdays, it stops at the John M. Browning Armory. On alternate Wednesdays, the bookmobile stops in the Marlon Hills area and on the alternate Saturdays, it stops at the Uintah Chapel and the Uintah Municipal Park.

Goals and Policies for Future Development

There are no plans for the expansion of the main library facility, but in the Library's Five Year Plan, one proposal is the termination of the Emerson Stone Branch and the construction of a new branch library of Roy. In addition to a new branch library, the Five Year Plan proposes the installation of numerous drive-in depostitories to be located at several points throughout the county.

Recommendations

Overall, the Weber County Library is a facility which provides excellent service to the public. As the county population continues to increase, so will

the necessity to increase the library staff and the scope of the service. The most pressing issue that needs correction is the parking facilities at the main library. The parking is totally inadequate during the evening, especially during the active school year. The Five Year Plan proposes extension of the parking facility north to 24th Street. When South Ogden City prepares the plans for their new Civic Center Complex, they should consider developing a branch library in the Municipal Administration Building. By so doing, library facilities could be provided at much less expense than if a separate structure were built and the Civic Center would be used to a greater extent in terms of evening hours than would otherwise be possible.

Medical-Dental Offices and Clinics

Thirty-two doctors practice various aspects of medicine in offices within the boundaries of the Southeast Master Plan Area. Two of the doctors have their practices in individual offices, the remaining 30 have their offices in professional buildings with other doctors and related medical services. The McKay Profession Building at 3905 Harrison Boulevard houses 25 doctors; the Rocky Mountain Plaza at 3955 Harrison Boulevard has three of the 32 doctors and the Bon Arts Building at 3755 Washington Boulevard has the remaining two doctors. The Ogden Womens' Clinic is located in the McKay Professional Building on Harrison Boulevard.

In addition to the doctors who practice medicine in the area, there are eight dentists who have offices in the planning unit. Two of the dentists are located in the McKay Professional Building, one in the Professional Care Center - 3785 Harrison Boulevard, and five in individual offices scattered throughout the area.

The major problem with medical-dental services in this planning unit is not necessarily related to the number of doctors or dentists who establish their practices within it, but rather is related to the location of the doctor's offices and the lack of available public transportation to them from within the area. The elderly, and others who do not drive are especially handicapped.

A great many more of the Ogden area doctors than those located in the Southeast area have their practices located either in the Ogden Clinic at 2955 Harrison Boulevard and the Medical Dental Center, 950 25th Street, Ogden. Public transportation to these facilities from the Southeast area is severly curtailed and for the most part, a non-driving person would have to rely on taxi-cabs which are tremendously expensive, or friends. The latter of these two alternatives are often not available at the time they are needed.

Convalescent Care Facilities

There is only one extended care facility in the Southeast Planning Area. The Hillcrest Center at 3665 Brinker Avenue offers 24 hour complete nursing services for 32 patients. While many of their patients have been in the Center for a number of years, the majority of the persons who come to Hillcrest are there for past hospital care. These persons may stay at the Center anywhere from a few weeks to a few months recovering from major surgery or illnesses. The cost to the patient for the available extended care and nursing services is $400.00 per month.

Hospitals

Only one of the two general admittance hospitals in the Ogden Area is within the Southeast Planning Unit. The newly constructed David O. McKay Hospital is owned by the Church of Jesus Christ of Latter Day Saints and located at 3900 Harrison Boulevard. This very modern facility was completed in 1969 and has a bed capacity of 318 persons. At the present time, the facility is operating at 91 percent capacity. The recently completed structure is the first phase of a two phase comprehensive medical center. The second phase is the construction of the new Dee Hospital on the same property as that occupied by the McKay Hospital facility. The Dee facility will have a 140 bed capacity and is scheduled for completion late in 1971.

St. Benedicts at 30th Street and Polk Avenue is the second general admittance hospital in the Ogden Area. This Catholic supported facility has a 188 bed capacity and is operating at an occupancy rate of 80 percent. Within the year, construction will begin on a new 200 bed facility on the property immediately behind the present structure. The emphasis at the new hospital facility will be on out-patient care, rather than the traditional in-hospital service. A decision has not yet been made regarding the fate of the present structure.

Weber County Memorial Hospital

The Weber County Memorial Hospital in Roy, Utah is a long term care facility which is open to residents from the entire county. The hospital's primary missions are to treat patients with chronic diseases which include alcoholism and offer complete rehavilitative services including those necessary for "stroke' patients and amputees. Of the 198 beds in the hospital, 24 of them are occupied by tubercular patients confined to the facility by the State.

Determination of Area Bed Need

The formula as set by the U.S. Public Health Service for computing projected bed requirements for General Hospitals is as follows:

(a) Projected area average daily census

$$\frac{\text{Total area patient days per 1,000 population} \times \text{Projected area population in 1,000's}}{365}$$

(b) Area bed need

$$\frac{\text{Projected area average daily census} + 10 \text{ beds}}{.80 \text{ (occupancy factor)}}$$

The method used for determining the bed need for general hospitals includes a desirable occupancy factor-that is, one which will result in a projected area occupancy rate of 80% or more for general hospitals. This formula has been further modified by the addition of ten beds, which produces a lower occupancy rate for area with a small average daily census.

Recreation

Outdoor recreation is not limited to summertime activity for the people living in the Southeast planning area. Because of the seemingly infinite variety of activities that may be enjoyed year round by the majority of citizens, outdoor recreation has, in fact, become a way of life for many people living in the area. While it is true that the winter months are often long and cold with varying amounts of snow covering the ground, an every increasing number of winter sports enthusiast bundle up and brave the wind and cold to enjoy skiing, snowmobiling, cutter racing, sledding, and ice skating. The first warm days of early spring find the golfer and the tennis player renewing their enthusiasm at the local driving ranges and courts respectively. Often times they will be interrrupted by wind, snow flurries and rain, but as the days become longer and the grass greener, the parks, nearby foothills and streams resound with the sounds of people enjoying their favorite recreation. During the summer months, the City of South Ogden and Weber County School District run a complete recreation

program for the youth living in the area.

The inventory of public parks shown on the following table indicate that there is available a diversity of recreation facilities and equipment that may be used for the benefit of all the citizens. Interestingly enough, a great deal of the presently available facilities have been located is such a manner as to make them unseable in conjunction with elementary school activities as well as serve the neighborhood in which they are located. There is 2.5 acres of park land per 1,000 people presently developed in the planning area.

There are also facilities available for general public use at the Burch Creek and Marlon Hills Elementary Schools. The Burch Creek School has three Basketball half courts, tether ball standards and an asphalt area for court games. The facilities at the Marlon Hills complex represent a step toward the ideal school, park and community facility complex in that a school, and church utilize the same parking and open spaces for recreation purposes. At the school is located 1 basketball court, 1 jungle gym, 1 slide, 8 swings, 1 chinning bar and an asphalt play area.

In addition to the publicity owned parks, there is a 21 acre, nine hole, par three golf course, driving range and miniture golf facility. At Harrison Boulevard and 5500 South Street which provides recreation for 60,000 persons annually. Ogden Golf and Country Club is also located within the planning unit. This 87 acre, privately owned facility provides an 18 hole golf course, swimming pool and clubhouse recreation complex for its members. While the facility is not available to the general public, its beautifully landscaped grounds add much to the area in terms of open green space.

While the existing ratio of 2.5 acres of park space per 1,000 people meets the recommended standards of the National Recreation Association, the distribution of the park space is not adequate in terms of spacial relationships. There are clusters of people within the existing residential area that are not served by neighborhood parks. The standards established for areas such as the Southeast Planning Unit stipulate that neighborhood parks should be within a half mile of the homes they serve. This enables parents and younger children to be within walking distance of the available recreation facilities.

There are no community parks as such within the boundaries of the Southeast Planning Unit. The concepts of a community park include the satisfaction in terms of facilities, the needs of families organized and unorganized groups and individuals. Desirable characteristics of the park site include the dominent topography, scenic or historical features, spaciousness and native environment. Community parks range from 40 acres to over 100. One hundred acres is an ideal size; 3.5 acres per 1,000 people is recommended.

Recommendations

Tennis Courts:

The facility standard (2 per 1,000) indicate that there is a deficiency in the number of tennis courts that are available. A program to increase the number of tennis courts is recommended. Within the existing parks, two tennis courts should be built in Grandview Park and one in the City Hall Park. It may also be

TABLE 18

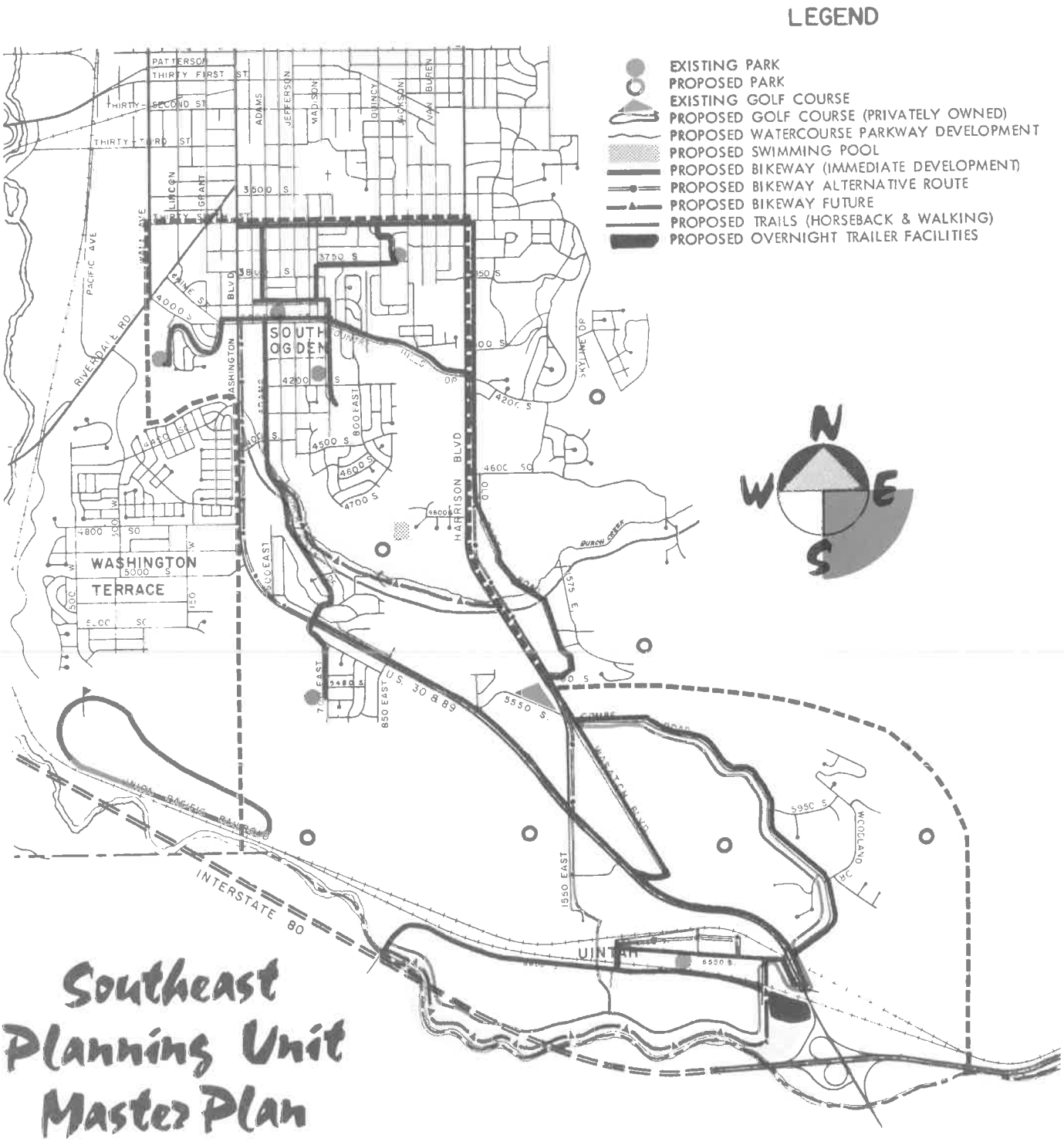
Inventory of Public Park Lands

Southeast Master Plan Area

Park & Location	Size	Owner	Description of Facilities and/or Comments
Grandview Park 3800 So. & Jackson	5 Acres	Ogden	2 Slides, 4 Swings, 3 Teeters, 1 Chinning bar, 1 jungle gym, 1 lighted shelter, 44 tables, 1 softball diamond, 2 restrooms. Facilities are adjacent to Grandview Elementary School.
City Hall Park 4000 So. & Adams	6.3 Acres	South Ogden	1 jungle gym, 10 swings, 1 slide, 1 chinning bar, 1 lighted shelter, 12 tables, 2 softball diamonds, 1 tennis court, 2 restrooms. Facilities are adjacent to Parkview Elementary School.
Club Heights Park 4150 So. 100 East.	4.5 Acres	South Ogden	1 softball diamond, 2 restrooms. Facilities are adjacent to Club Heights Elementary School.
Friendship Park	10 Acres	South Ogden	2 restrooms, 2 baseball fields, 1 softball field, 2 tennis courts, 2 football fields, parking, bleachers and playground equipment are being installed this summer. A bowery and 2 more tennis courts are to be constructed in the future. Facilities are adjacent to H. Guy Childs Elementary School.
Madison Ave. Park 41 st. St. & Madison	2.3 Acres	South Ogden	Picnic areas and foot paths. "wilderness Park."
Uintah Park 6550 So. 2100 W.	2.5 Acres	Uintah	1 softball diamond, 1 bowery, 7 tables.
Beus Park 4300 So. 1500 E.	2.3 Acres	Ogden	To be developed adjacent to proposed Beus School.
Goddard Park 5300 So. 1900 E.	85 Acres	Ogden	To be developed adjacent to proposed Goddard Elementary School.

MAP 13

PARKS AND RECREATION PLAN 1971



Southeast Planning Unit Master Plan

advantageous to build one at South Junior High as a part of the existing recreation complex.

A System of Trails

A system of marked trails need to be developed for the enjoyment of all who would walk, ride horseback, or bicycle. A well developed system would include trails of various degrees of difficulty and lengths for use by all age groups. It is recommended that a hiking trail be developed along the Burch Creek as it flows from the eastern limits of the planning unit to the Ogden Golf and Country Club. If this is not possible, the trail could terminate in the proposed park area near the point where the proposed extension of Jackson Avenue crosses the Burch Creek. A wilderness trail should be developed from a point near Beus's Pond to the top of the mountains so that interested and able persons may hike "cross country" to Malans Basin, Taylor's Canyon, or Mount Ogden.

A system of trails in a metropolitan area such as ours must be planned as a cooperative venture of South Ogden, Ogden City, and Weber County in addition to Federal Agencies and private individual groups. A trail system would help to protect and enhance the total quality of the outdoor recreation. The respective administrative groups must understand the total picture of the entire community in the development of a systems of trails. They should keep each other informed through proper communication and plan accordingly for maximum use. The end result will be a system which avoids duplication and therefore, waste.

A System of Bikeways

Several thousand persons, most of them children, living in the Southeast area enjoy bicycling. In the past few years, following the advice of physicians and physical fitness experts, hundreds of adults both young and old have become cycling enthusiasts; however, the problems related to "cycling safety" have not been considered in the planning efforts of our communities.

The people living in this planning area need to have at least two types of bikeways developed. The first need is move cyclists around and through the communities to parks, schools, churches, and shopping areas in a safe manner. The second need is for the development of bicycle routes which will enable cyclists to go out of the community center and into the rural areas on lengthy tours.

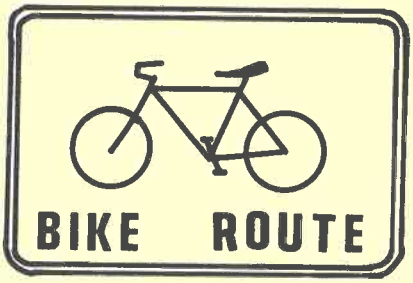
To develop a system of bikeways this master plan envisions the cooperation of all the governing agencies to select a series of secondary routes within the city of South Ogden, Weber County, and Uintah - leading from commercial and residential areas to schools, shopping centers, parks, recreational and cultural centers such as Weber State College. The greatest need for cooperation will come with the development of the bikeways out of the community and through the countryside.

Cycling lanes should be well marked with a bright paint strip about six inches in width at least from four feet from the outer edge of the pavement. Cycling routes should be chosen in such a manner that they provide interesting and scenic international bicycling symbol shown in the sketch below should be used to identify all of the routes both in the city and the country.

Some of the benefits which may be considered resulting from the development of a bikeway system include making existing recreational, cultural, church, school, and commercial areas more accessible. Parents have more peace of mind knowing that safe routes are available for the children's use to and from home. Educators may encourage children riding their bicycles to school to use the bikeways, thus avoiding heavy traveled roadways. Adult riders are able to keep more physically fit and are appreciative of the trail system through the countryside. Motorists will slow down and be more cautious on sign marked streets. The more cycling that is encouraged, the more likely there will be a reduction of problems related to automobile travel such as parking, traffic congestion, and pollution from exhaust emissions.

The bikeway system may also be used by those persons who enjoy jogging or walking especially where it follows a natural scenic area such as along the Burch Creek or Weber River.

BIKE-WAY SAFETY SIGNS



Trailers and Camper Sites

The increase in the number of travel trailers and campers which ply the highways has rapidly created a need for over-night facilities which are near major highway exits, yet not too far from city services and shopping centers. With the ever increasing need to serve the traveling public in a better way, it is desirable to recommend that development of over-night trailer and camping facilities be considered for the Uintah area within the Southeast Planning District.

Swimming Pools

At the present time, the residents of the Southeast Planning Area use the facilities of Washington Terrace for swimming and related water activities. While the Washington Terrace pool is available to the general public it is, due to its location, not very accessible to people living other than in the western part of the planning area. Washington Boulevard is a real physical barrier to using the pool facilities especially for young people who because of the traffic danger must depend on adults for transportation.

TUBING THE WEBER RIVER

Development of Existing Waterways

It should be the philosophy of all persons concerned with the development of public facilities that water courses serve more than one purpose, such as natural drainage way, utility right-of-way, and recreation area. Within the Southeast Planning Area there are two water courses which should be considered for development as part of the total outdoor recreation program.

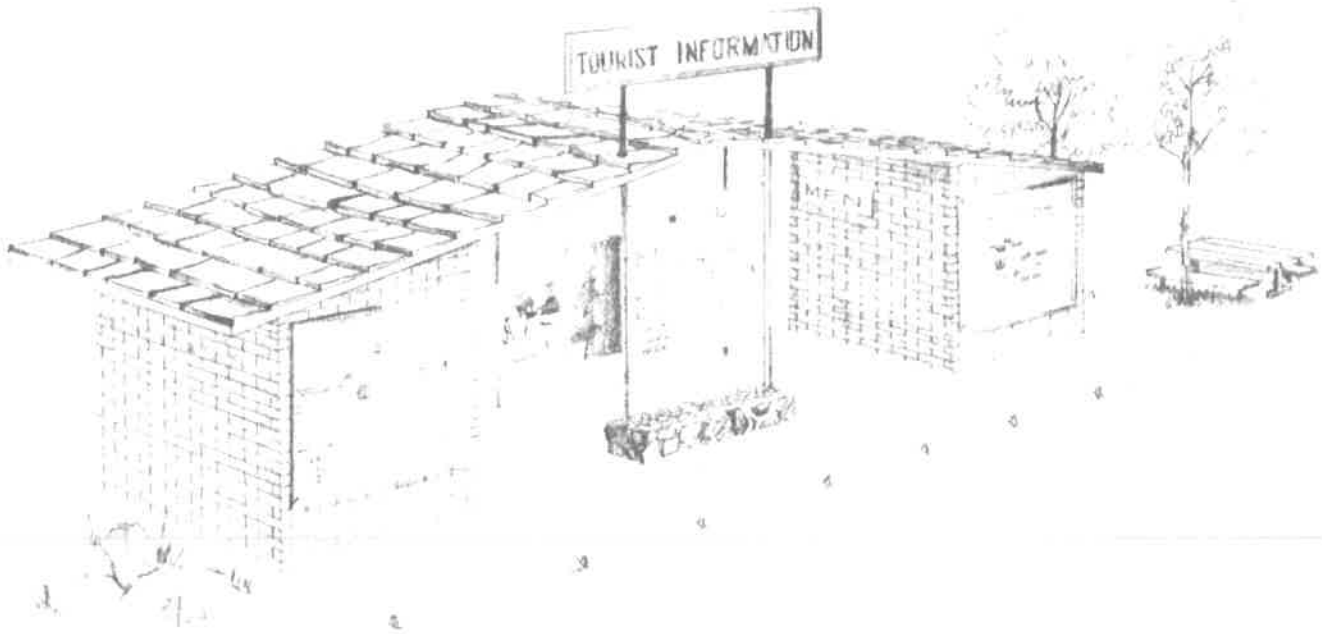
The Burch Creek Flood Plain has a vast potential as a major recreation area for the citizens of Weber County. It is recommended that a trail be developed for bicycling, horseback riding, and walking along the banks of the watercourse. It is also recommended that picnic facilities be constructed in appropriate places.

The Weber River as it winds along the southern boundary of the planning area provides a natural area for water oriented recreation. Fishing along its bank is good to excellent, and the river's current provides many hours of enjoyment for young and old alike as they float along on inner tubes or other craft. It is proposed that a scenic river drive and park with picnic facilities be developed along its banks.

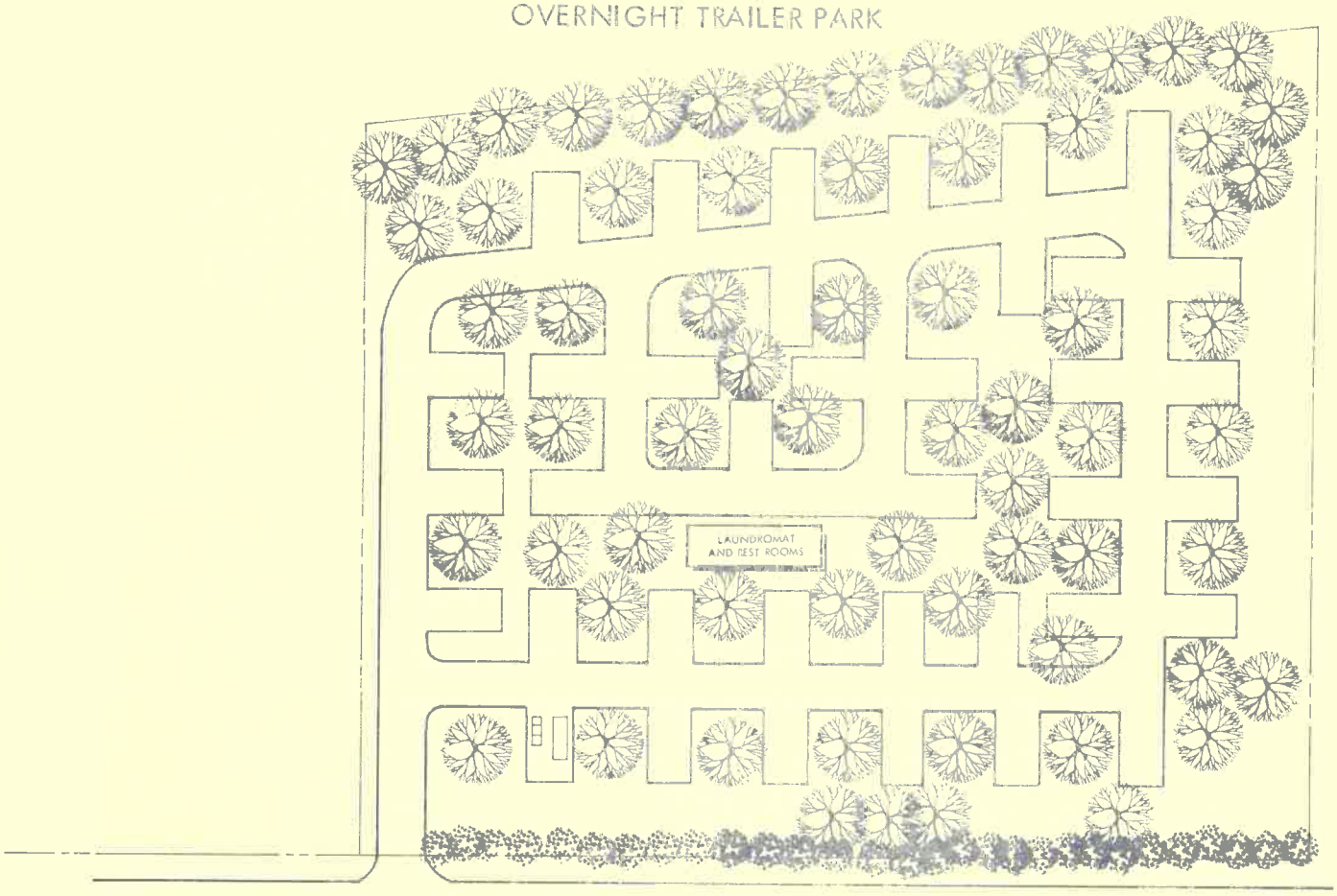
Tourism

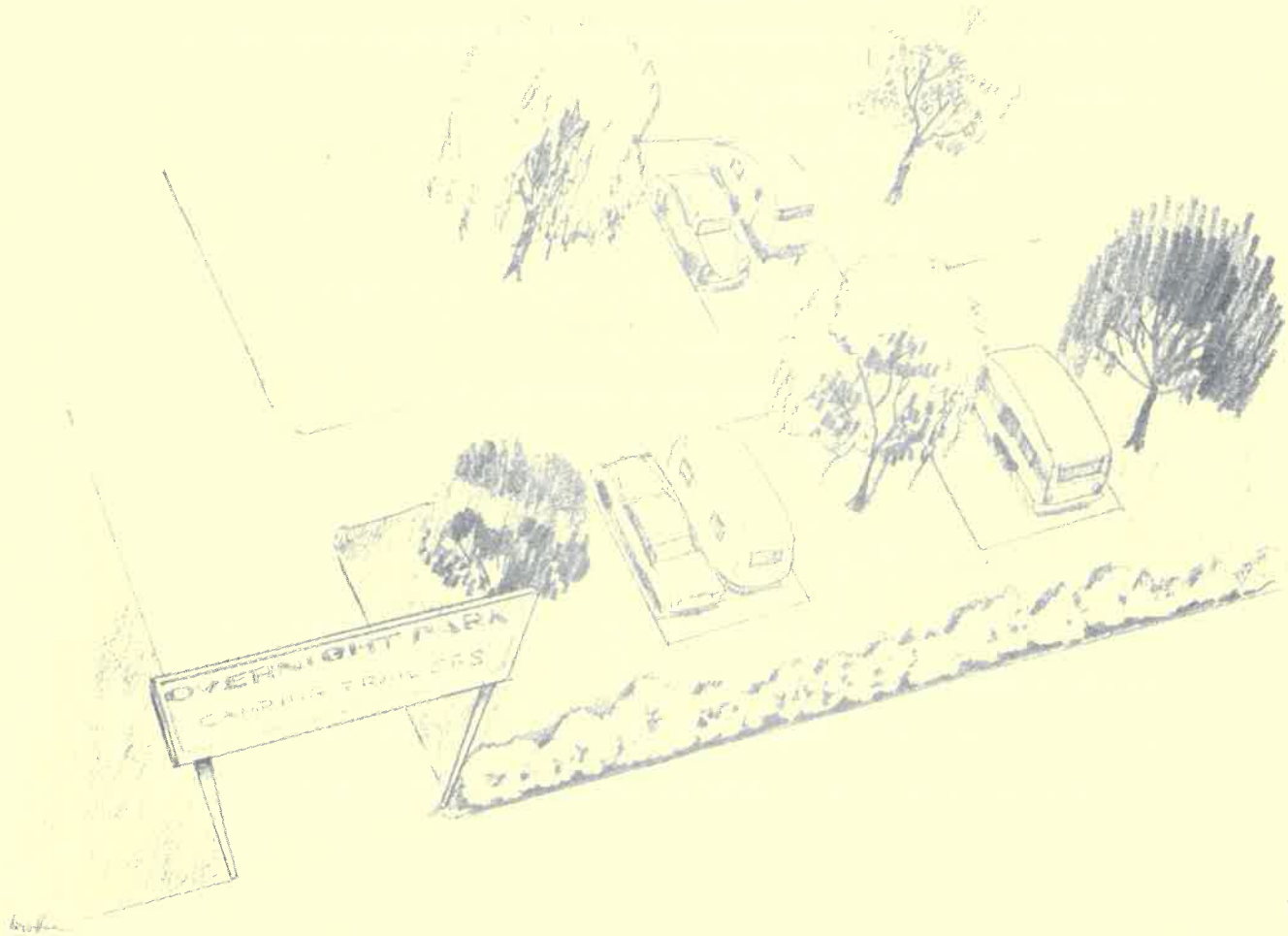
At the present time there is little effort being made to attract tourists into the planning area or the county as a whole. While there are good facilities in terms of restaurants, motels and shops, recreational activities, and cultural events available for the enjoyment of all, there is nothing to draw the attention of the vistor to the area's facilities.

The plan proposed the development of at least one and perhaps three tourist information centers. These information centers would be located at convenient pull-off areas along the highways entering the Southeast Planning Area. Suggested locations for these centers are (1) west of the Kendall Junction Interchange off the freeway as it comes out of Weber Canyon, (2) on a site adjacent to the existing Phillips Oil Station south of the freeway interchange, and (3) on a site at approximately 1200 East on the north side of U89.


TOURIST INFORMATION

OVERNIGHT TRAILER PARK





These tourists information centers would consist of a structure such as the one in the following illustration consisting of restrooms, drinking fountains, and display cases containing a map of the general area showing locations of scenic attractions, shopping areas and recreation centers. There would also be space provided for notices of current area-wide activities such as the Pioneer Days Celebration and cultural events at Weber State College and elsewhere.

General Recommendations

1. The governing public bodies should adapt a policy which recognizes the establishment and operations of lands, facilities, and programs to service active and passive recreation interest and cultural needs is a government responsibility.

2. If choice sites are available in areas obviously needing parks, officials should acquire them without delay. By doing so, recreation, beautification, urban planning, and conservation demands can be met simultaneously by preserving open space.

3. The goal should be to select park sites that contribute to a diversified balanced park system. Conservation of land and wildlife and structuring urban development are secondary goals.

4. Methods of Acquisitions:
   a. Negotiation and purchase
   b. Tax delinquent land
   c. Subdivision regulations which require dedication of park sites
   d. Condemnation - eminent domain
   e. Right-of-way access and conservation easements
   f. Property donation

Community Fallout Shelters

The possibility of a nuclear attack on the United States by an unfriendly nation has caused our government to seek to develop a system of providing protection for radioactive fallout. During the past few years, the Federal Government has encouraged communities to designate acceptable shelters and individual

citizens to provide for them in their home; however, monies have not been made available for the construction of such facilities by the agencies involved. Through the effort of local civil defense agencies, programs have been established to train people as shelter leaders, and instruct people on the proper construction of fallout shelters.

In June of 1968, the Weber County Planning Commission staff completed a final report on the county's civil defense efforts with regard to the establishment of shelters entitled Weber County Community Shelter Plan. The information contained in this section of Chapter IV has been taken from that report.

Specific shelter areas have been developed for each group or cluster of shelters as well as isolated shelters, where possible, to facilitate the allocation of residents in the county and other people who may be in the county to a designated public shelter when a nuclear attack begins. These shelter areas were determined by the number of spaces in the available shelter or group of shelters, and the number of persons in the area to be sheltered.

As of June 1968, there was a deficit of 101,199 shelter spaces offering adequate protection from radioactive fallout in Weber County. The greatest areas of inadequacy are the highly developed northeast bench and the rapidly developing southeast area.

The criteria established for determining the acceptability of shelter space for public or private use is related to a "protection factor rating" (PF). This rating is the relation between the amount of radiation from fallout that would be received by a person protected in a shelter, as compared to a person unprotected outside a shelter. For example, an unprotected person would be exposed to 40 times more radiation than a person inside a shelter having a PF-40 rating. A PF-40 rating is the minimum protection rating for a shelter that offers adequate protection from radioactive fallout. A PF-20 rating is the minimum rating acceptable for a designated shelter area. The ratings are based on location and construction specifications established by the National Civil Defense Agency.

The following criteria has been established in conjunction with the construction

with the construction requirements relative to a PF rating PF-40 or better shelters are designated public shelters and have 50 or more spaces. They may or may not be marked and stocked with provisions. PF-20 - 39 spaces are generally designated spaces in homes for residents only. There may, however, be PF-20 - 39 spaces in public buildings, should conditions so warrant. In a ventilated PF-40 shelter each person will have ten square feet and in a PF-20 - 39 shelter space, each person will have eight square feet. The space required per person in an unventilated shelter is 500 cubic feet.

Use of available public shelters will be on a first come first serve basis. The use of shelter space in homes will be allocated in the following basis:

1. Only residents of homes with shelter space will be allocated to their homes; however, if additional shelter space is available in the home, the residents at their own discretion may invite friends, neighbors, or relatives to use the additional space.

2. Persons residing in homes with PF-40 or better space in areas outside a shelter area will be allocated to their homes.

3. Persons in homes with PF-40 or better space will be assumed to stay in their home while the public shelter spaces that these persons would have used will be used by persons adjacent to the boundary of the shelter area.

4. Persons residing in homes with PF-20 - 39 space will be assumed to stay in their homes only if they do not live in a shelter area boundary or adjacent to an isolated shelter.

5. Persons residing in homes with less than PF-20 space will be assumed to stay in their home if there is no better space readily available in a public shelter.

The following map and table show the locations of the designated shelter are as within and immediately adjacent to the Southeast Master Plan Area. There are a total of 10,827 PF-40 spaces and 734 PF-20 -39 spaces available in the areas designated on the map and table.

MAP 14

COMMUNITY SHELTER PLAN

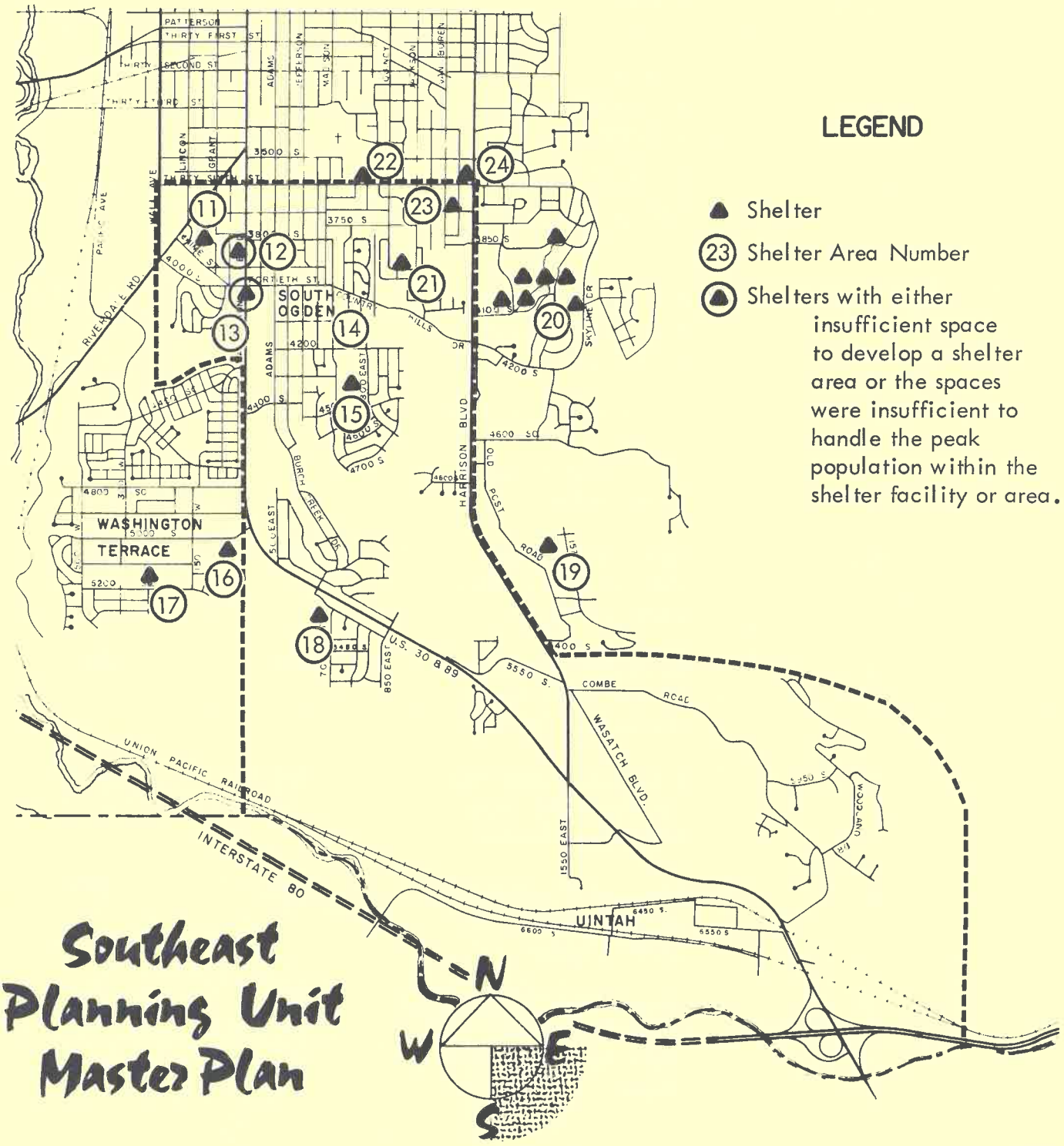


TABLE 19

COMMUNITY SHELTER PLAN

Shelter or Shelter Area Number	Name and Address of Faculty	No. of PF 40 or Better Spaces	No. of PF 20-39 or Better Spaces
11	Riches Drive-In 3810 Riverdale Road South Ogden	108	0
12	First Security Bank 3800 Washington Blvd. South Ogden	33	0
13	Burch Creek School 4001 Adams Avenue South Ogden	20	0
14	LDS 58th & 65th Wards Chapel 4075 Orchard Avenue South Ogden	25	0
15	South Junior High 4300 Madison Avenue South Ogden	693	290
16	Bonneville High School 251 East 4800 South Washington Terrace	825	00
17	T.H. Bell Junior High 165 West 5100 South Washington Terrace	345	14
18	National Guard Armory 450 East 5100 South South Ogden	305	295
19	Weber Basin Conservation District Tr. Plant 4800 Taylor Avenue Ogden	160	135

TABLE 19 CONT.

COMMUNITY SHELTER PLAN

Shelter or Shelter Area Number	Name and Address of Faculty	No. of PF 40 or Better Spaces	No. of PF 20-39 or Better Spaces
20	W.S.C. Union Bldg. 3750 Harrison Blvd. Ogden	1340	0
	W.S.C. Tech. Ed. Bldg. 3750 Harrison Blvd. Ogden	683	0
	W.S.C. Gymnasium 3750 Harrison Blvd. Ogden	1417	0
	W.S.C. Tunnels #1	267	0
	#2	267	0
	#3	555	0
	#4	285	0
	#5	340	0
	W.S.C. Fine Arts Ctr.	729	0
	W.S.C. Library	1180	0
	W.S.C. Art Bldg.	28	0
21	Grandview School 930 39th Street	265	0
22	Mausoleum Tunnels 836 36th Street	50	0
23	Hillcrest Convalescent Ctr. 3665 Brinker Avenue	38	0
24	Commercial Security Branch Bank 3565 Harrison Blvd.	145	0
	TOTALS	10,827	734

Recommendations

The public bodies including the Weber County Commission and the Weber State College Board of Trustees which adopted the final report passed resolutions to seek the assurance of adequate shelter space through the enactment of ordinacnes and regulations requiring sufficient shelter space in all government owned and/or controlled public buildings. They would seek to encourage that shelter space by provided in all schools, churches or other semi-public buildings. The resolutions further proposed that architects should be encouraged to include adequate shelter space in private homes and multiple family dwelling structures. There needs to be more concentrated effort directed toward educating the general public to respond to the air-raid warning instructions. Further education needs to be directed toward the creating of an awareness of the location of the shelter areas and the responsibility of the individual citizen to prepare himself and his family to the best of his ability to meet the conditions which will prevail during and after a nuclear attack. If a concentrated effort toward these goals is not made, confusion and panic will be the order of the day and all that is presently available to assist us to survive the effects of radioactive fallout resulting from a nuclear bombing will be wasted.

The Civic Center Complex

The civic centers for the Southeast Master Plan Area consist of the South Ogden Municipal Building and the Uintah Townhall. Both of the present structures, but especially the South Ogden Municipal Building, are inadequate in terms of needed space at this time. South Ogden City is in the process of remodeling their offices to enlarge the fire station and police headquarters.

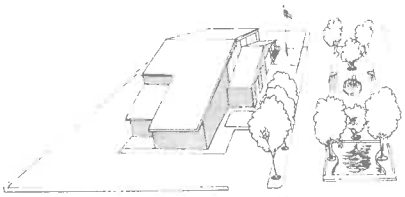
This plan envisions and proposes that within the planning period both South Ogden and Uintah build new facilities or in the case of Uintah remodeling their existing facilities to meet the existing and anticipated needs of the communities.

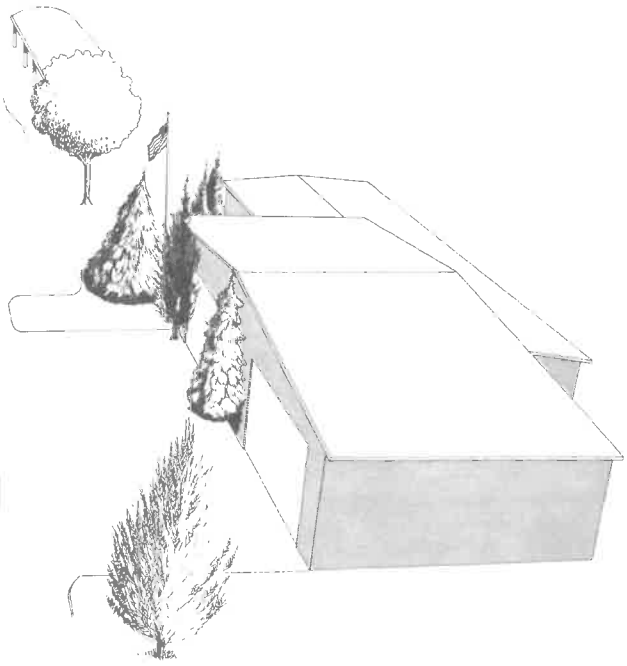
The proposed plan for South Ogden City includes the construction of two separate building, one of which would house the police and fire departments. The second building referred to as the "City Hall" would contain the administrative offices of the city, council room, the court room, and auditorium for public meetings, and a small branch of the Weber County Library. These structures would be designed to form a "Civic Center Complex" which would include a formal garden and fountain, plus areas for active and passive recreation areas as depicted in the following illustration.

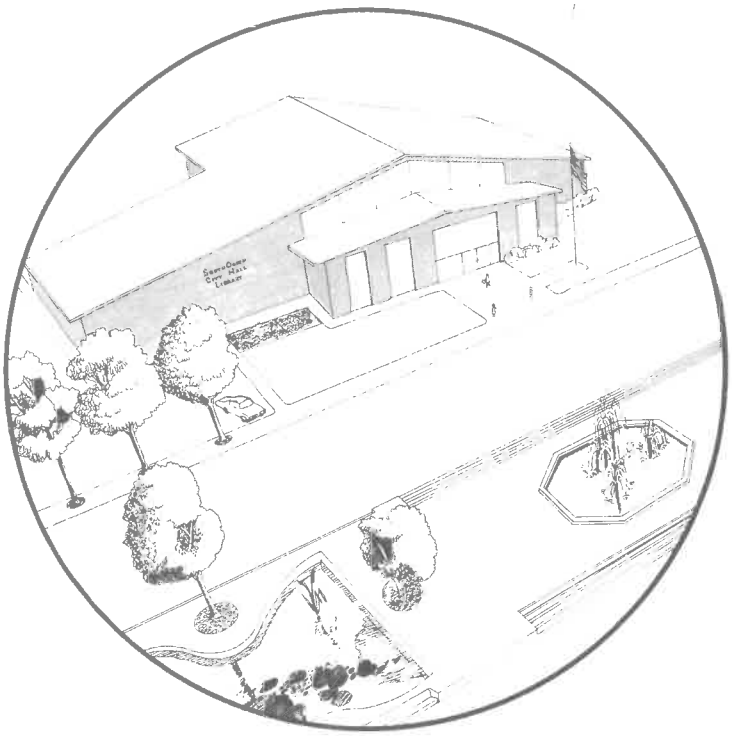
An additional alternative that may be available to South Ogden as its City Council moves toward the development of a Civic Center Complex would be the use of the existing Parkview Elementary School for the municipal offices, auditorium and Library envisioned by the plan. When the Parkview School is abandoned by the Weber Board of Education due to lack of children in the area it is the recommendation of this plan that the governing body consider purchasing the building and remodeling it as necessary to meet the needs of the administration. As the building already has a library and office complex as well as an auditorium-recreation area it would appear that it would meet the requirements for space quite well and being so utilized the citizens would be saved a considerable amount of expense which would otherwise be incurred.

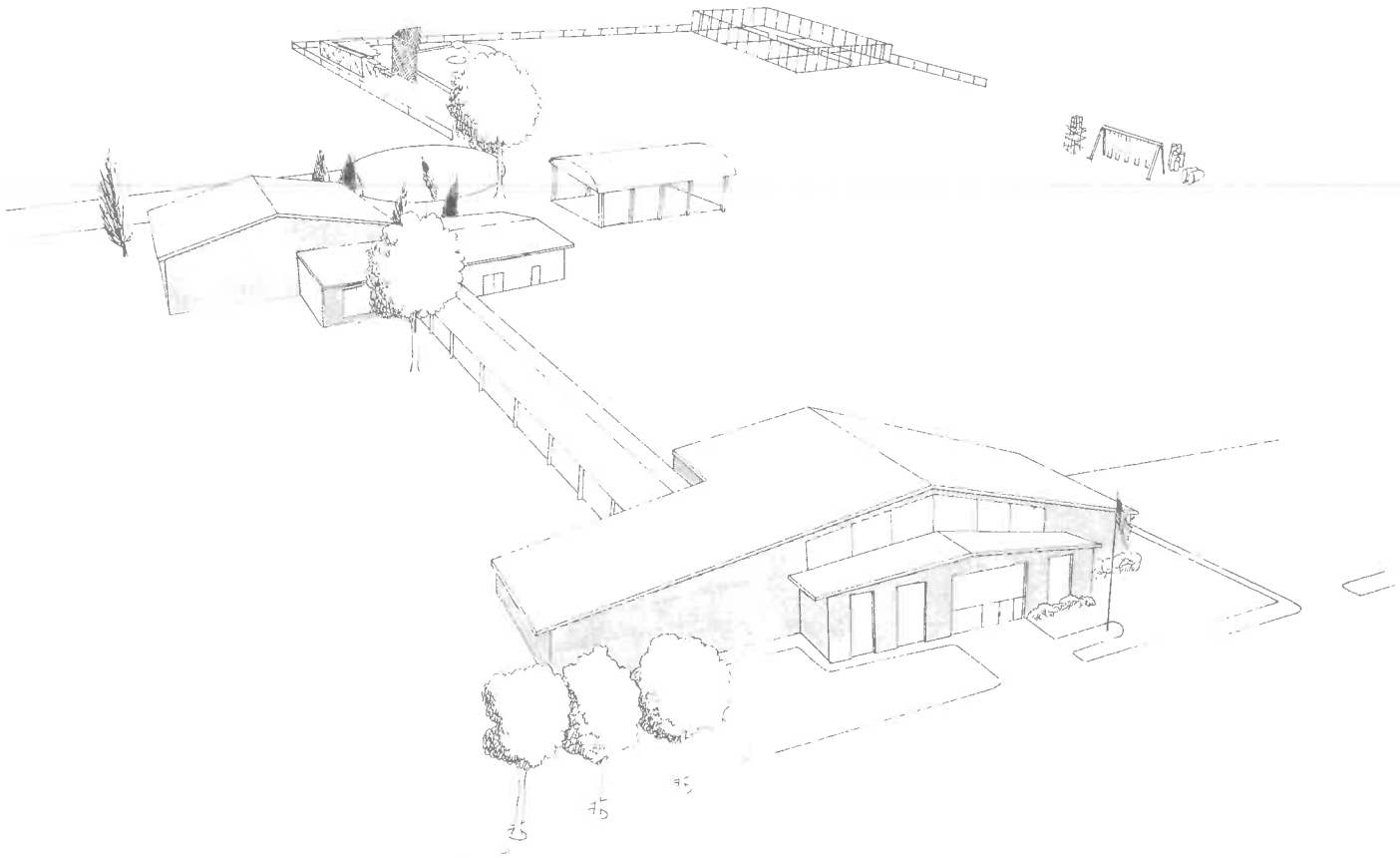
The Uintah Townhall presently consists of a one room building with an attached garage for storage purposes. The one room is used for Town Board meetings, the Justice of the Peace, Court, and public meetings. As the town increases in size, it will need to construct a larger building with separate office facilities and council chambers. If the Town Board determines that additional fire equipment should be purchased, it will be necessary to build new facilities to handle the storage and maintenance of the new fire engines and their related equipment.

The following drawing proposes the development of a structure that would meet the anticipated needs of the community for many years. It as with South Ogden City's is built in conjunction with a park having both active and passive recreation facilities available for use the public.



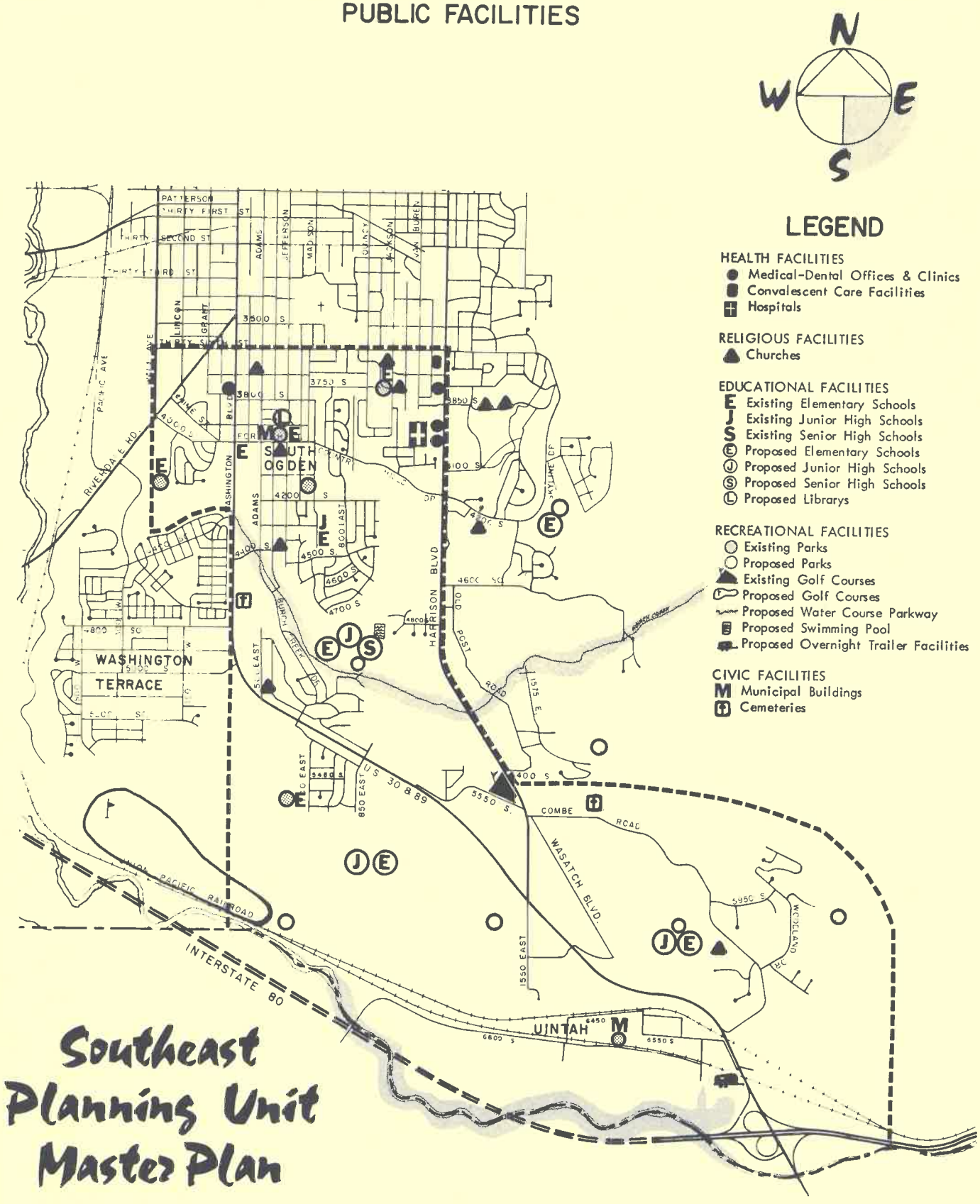






MAP 15

PUBLIC FACILITIES



Southeast Planning Unit Master Plan

CHAPTER V

ECONOMIC DEVELOPMENT

Introduction

The first portion of the "Area Analysis" section of this chapter provides information related to the Economic Development of the County as a whole; the second part discusses the commercial and manufacturing areas within the Southeast Planning Unit as they now exist. Statements related to the established goals and policies for the area with regard to future development and recommendations for the implementation are provided at a later point in the chapter.

Because of the increasing mobility of the American public and the location of the major employment centers in Weber County, as discussed later in this chapter, the economic development of the Southeast Planning Area is more related to neighborhood residential development than to large community shopping centers. Commercial development thus far, within the area, has been related to residential expansion and oriented toward providing retail service outlets to nearby residents. There is in reality four neighborhood commercial centers and two district shopping centers and one regional shopping center to consider when discussing the economic development of this planning unit. There is no central business district or industrial area, as such, in the Southeast area as there is in Ogden City proper. The residents of this planning unit rely primarily upon the district shopping area between 36-40 Streets on Washington Boulevard, the regional area between 36th Street and Wall Avenue, and the Ogden Central Business District for their needs. As with commercial development, there is not a major employment center located in the Southeast area. The people who live in this planning unit travel to other areas in and out of the county for employment.

AREA ANALYSIS

Labor Force and Income

The education level of the labor force for the state of Utah ranks quite high when compared to the other states in the nation. Such a high ranking indicates a labor force that is well educated, but depicts nothing regarding the degree of skilled labor, a commodity high in demand when attempting to attract new and sophisticated industry. The labor force of the Ogden area is typical of the Utah labor.

In 1960 approximately 81 percent of the male population 14 years old and over was employed; only 36 percent of the female population of the same age was employed in the labor force.

The distribution of labor in Weber County is quite similar to that of Utah and the United States. (See Table 20*) The only marked difference is the number of persons employed in governmental services, transportation and manufacturing. Nearly 22 percent of the non-agricultural labor force is employed by the Federal government, a good indicator of the strong local dependence on Federal money. The national average for Federal employment is approximately four percent of the total non-agricultural labor force.

The higher than normal percent of persons employed in transportation in the Ogden area substantiates the fact that Ogden is still a transportation hub. Yet, while Ogden serves as a transportation center we find that the number of persons employed in manufacturing is far less than the national average. If transportation is a major factor for encouraging industrial growth as is commonly thought, where is the manufacturing? It must be pointed out that even though transportation facilities do play a major role in attracting industry, there are many additional influencing factors to consider, one being skilled labor force. The labor force in Ogden area decreased between 1960 and 1970. The Weber County labor force has grown, but only by approximately ten percent.

Major Employment Centers

As illustrated by Table 20, 22 percent of the classified non-agricultural labor force in the Ogden area is employed by the Federal government. The three big Federal employers are Hill Air Force Base, Defense Depot, and Internal Revenue Service. The greater single employer is Hill Air Force Base which is located just south of Ogden in Davis County. Approximately 45 percent of the Base's employees live in Ogden and Weber County. The Base's employment and payroll is larger than Kennecott, U. S. Steel, Hercules and Thiokol combined. Hill Air Force Base currently employs 17,000 civilians.

The Defense Depot and Internal Revenue Service do not employ as vast as number of persons as Hill Air Force Base, but they do play a major employment role in the Ogden Area. The Defense Depot employs 3,670 civilians while the Internal revenue Service employs 3,105 civilians.

In addition to Federal entities providing major centers of employment, the Ogden CBD and the railroad constitute major employment centers. The Ogden Central Business District with its vast conglomeration of federal, state and local governmental offices, doctors, dentists, real estate, finance, banks, commercial businesses and additional professional offices provide a haven for daily employment for thousands of professional people.

As has been stated numerous times before, Ogden has developed into a major rail crossroads because of its unique geographical location. Three major railroad lines converge in Ogden: the Southern Pacific, Union Pacific, and Denver and Rio Grande Railroads. Southern Pacific and Denver and Rio Grande Railroads employ a total of 917 persons, most of which are employed by Southern Pacific.*

The manufacturing industry of the Ogden area employs about 4,900 persons at an average wage of $549.00 per month. (See Table 22). The 104 manufacturers in the Ogden area contribute a sizeable percent to the local tax base.

TABLE 20

COMPARTIVE EMPLOYMENT LEVELS

1969

	Weber County	%	Utah	%	U.S.	%
Labor Force	45,040		420,400		80,732,000	
Unemployed	2,230		21,900		2,831,000	
Percent Unemployed	5.0		5.2		3.5	
Employed	42,810		398,500		77,901,000	
Self-employed	3,580	8.4	37,400	9.4	4,155,000	5.4
Agricultural	770	1.8	12,200	3.1	3,606,000	4.6
Non-Agricultural	38,460	89.8	348,900	87.5	70,141,000	90.0
Manufacturing	4,860	12.6	54,000	15.5	20,121,000	28.7
Mining	20	0.1	12,500	3.6	628,000	0.9
Construction	1,210	3.1	14,000	4.0	3,411,000	4.9
Transportation	3,180	8.3	23,100	6.6	4,448,000	6.3
Trade	8,630	22.4	77,700	22.3	14,644,000	20.9
Finance	1,130	2.9	14,200	4.1	3,559,000	5.1
Service	5,180	13.5	53,800	15.4	11,103,000	15.8
Government	14,250	37.1	99,600	28.5	12,226,000	17.4
Federal	8,380	58.8	42,400	42.6	2,757,000	22.6
State	1,970	13.8	22,600	22.7	2,538,000	20.7
Local	3,900	27.4	34,600	34.7	6,931,000	56.7

Source: Employment Security Office, Ogden, Utah

There are three industrial parks in the Ogden and one in Harrisville. The three in Ogden are as follows: on Twelfth Street east of the Defense Depot in the southwest section of the city on Pennsylvania Avenue, and in West Ogden west of the stock yards. The industrial park on Twelfth Street is the one and only park that is currently being used. The others are existing but no structures have as yet been built on the sites.

The industrial park in Harrisville is a community park rather than a private park and is intended to comprise approximately 500 acres. The Weber County Industrial Development Bureau is directing efforts to develop the Harrisville Park.

Most of the manufacturing industry is located west of Washington Boulevard in an area well servied by the transportation media. The larger manufacturers utilize the rail and truck transporation modes, while the smaller industries usually exist to provide service and, thus, provide their own transportation.

According to the Weber County Industrial Development Bureau, the Weber County-Ogden area is a prime location for new industry because of the abundance of skilled and semi-skilled labor, adequate utilities, acres of available land, and a pleasant recreational environment. The only deterent is the tax base. The Weber County-Ogden area has a very high mill levy which is a definite adversity when attempting to attract new industry. An abundance of industry helps to alleviate the necessary high taxes, but what comes first, low taxes or industry.

Retail Sales Climate - Ogden SMSA

Retail sales in the Ogden SMSA increased $38,950,000 or by 24 percent in the period from 1963 to 1967 according to statistics reported in the 1967 Census of Business (See Table 20). In Ogden alone, retail sales increased $32,171,000 or by 24 percent during the same period.

During the period from 1954 to 1967 retail trade establishments increased from 793 to 883 in the SMSA, while in Ogden the number of establishments decreased 698 to 682, reaching a low of 642 in 1963 (See Table 20).

Ogden is distinctly the hub of the SMSA in that 83 percent of the retail sales increase in the SMSA took place in Ogden during the period from 1963 to 1967. The rate of increase of retail sales in Ogden seems to reflect the rate of increase for the entire SMSA, both increasing approximately the same rate. The community showing the most significant business growth in the period from

1963 to 1967 is South Ogden (See Table

To justify the relationship between the increase of retail sales and retail establishments in the SMSA is relatively simple. But, to justify the relationship of decreased retail establishments and increased retail sales in Ogden posses another problem. Increased retail sales in Ogden is definitely not a result of increased retail establishments. As the hub of the SMSA and Metropolitan Ogden (the SMSA being all Weber County while the metropolitan are includes the SMSA and North Davis County), Ogden retail sales increase is a a partial result of population increase. During the period from 1960 to 1970 the SMSA population increased by 15,534, while the metropolitan area increased by 33,220 persons.

To say the economy of the area has taken a big step forward is debateable Retail sales indicate money spent for retail goods. The populace may be spending more, but such may be a result of inflated prices for retail goods. What used to cost $10.00 three or four years ago now costs $12.00. It simply costs more now to buy the same quantity several years ago. Labor wages have increased, but the increases have been nullified by continual inflation.

TABLE 21

RETAIL SALES EXPERIENCE

OGDEN SMSA

	1953	1958	1963	1967
Total Establishments	793			
Weber County SMSA	793	804	839	883
Ogden	698	651	642	682
Roy	29	40	67	77
South Ogden	13	17	52	40
Remainder of County	53	96	78	84
Gross Retail Sales ($1,000)				
Weber County SMSA	$93,401	$119,396	$161,735	$200,685
Ogden	83,791	99,705	132,296	164,467
Roy	3,802	5,846	10,130	12,222
South Ogden	1,588	4,289	9,566	13,314
Remainder of County	4,220	9,556	9,743	10,682
Total Paid Employees				
Weber County SMSA	4,314	5,208	5,883	6,647
Ogden	3,953	4,434	4,739	5,579
Roy	113	212	385	378
South Ogden	91	161	389	368
Remainder of County	157	401	370	322

Source: Census of Business, U. S. Department of Commerce, Bureau of Census, 1954, 1958, 1963, and 1967. SMSA Standard Metropolitan Statistical Area.

Loan Volume

In 1966 there were 238 state chartered Credit Unions in Utah with total loans outstanding equal to $77,744,769.91. Fourteen of the 238 credit unions are located in Weber County (5.9%) and they have loans outstanding totaling $13,835,567 or 17.8 percent of the total anount outstanding in the state. Weber County's population is 12.1 percent of the total population of the state.

The amount of indebtedness per person in Weber County is equal to $1,158.08. A quick computation shows that in only ten years (1953-1963 - years for which figures were available) loans outstanding of credit unions in Weber County increased a whopping 495 percent.

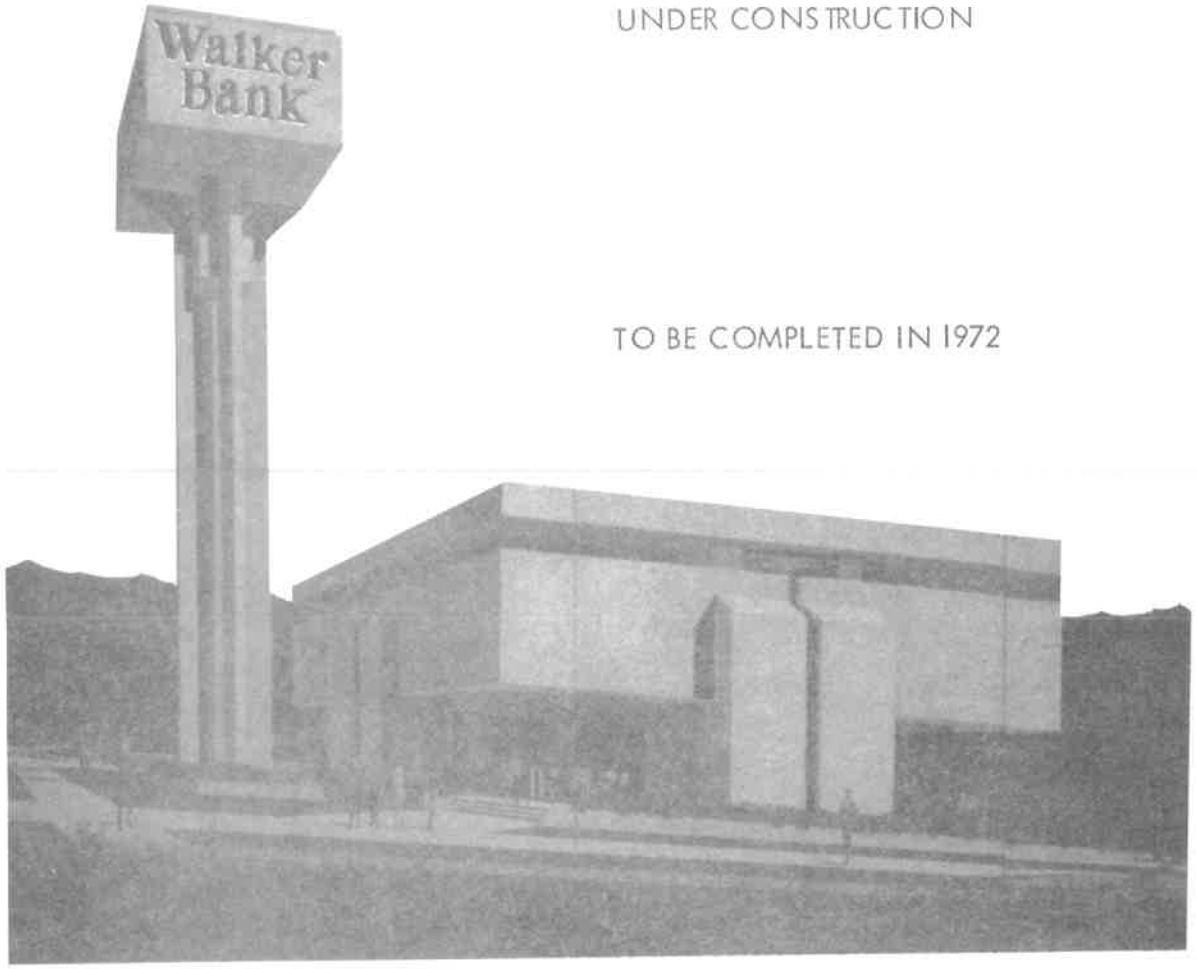
This points up two important facts: (1) there is an unusually high demand for installment type credit in Weber County, and (2) presently established tax paying financial institutions at this time do not appear to be serving the needs of the community.

As of December 31, 1965 (latest published figures) there were 133 industrial loan corporations and 45 branches in the state of Utah with total receivable contracts of $87,629,020.69. This equals to $492,297 worth of receivables and contracts per office. Of the totals shown above there are 17 offices and nine branches located in Weber County; the total accounts receivable were reported to be $12,047.836. The amount of accounts receivable for the State in 1965. This percentage is nearly equal to the relationship of Weber County's population to that of the state. (12.1 percent).

Figures are available which show that the increase in personal indebtedness related in Industrial loan companies between 1963 and 1965 was 10.9 percent for the state and 13.5 percent for Weber County.

The foregoing figures when considered in relation to the information regarding the increases in retail sales indicate that the increase in retail sales may not be a reliable indicator of the economic stability of an area. To be certain there has been some degree of retail sales "profit", but such figures must be appraised and balanced in light of personal credit obligations.

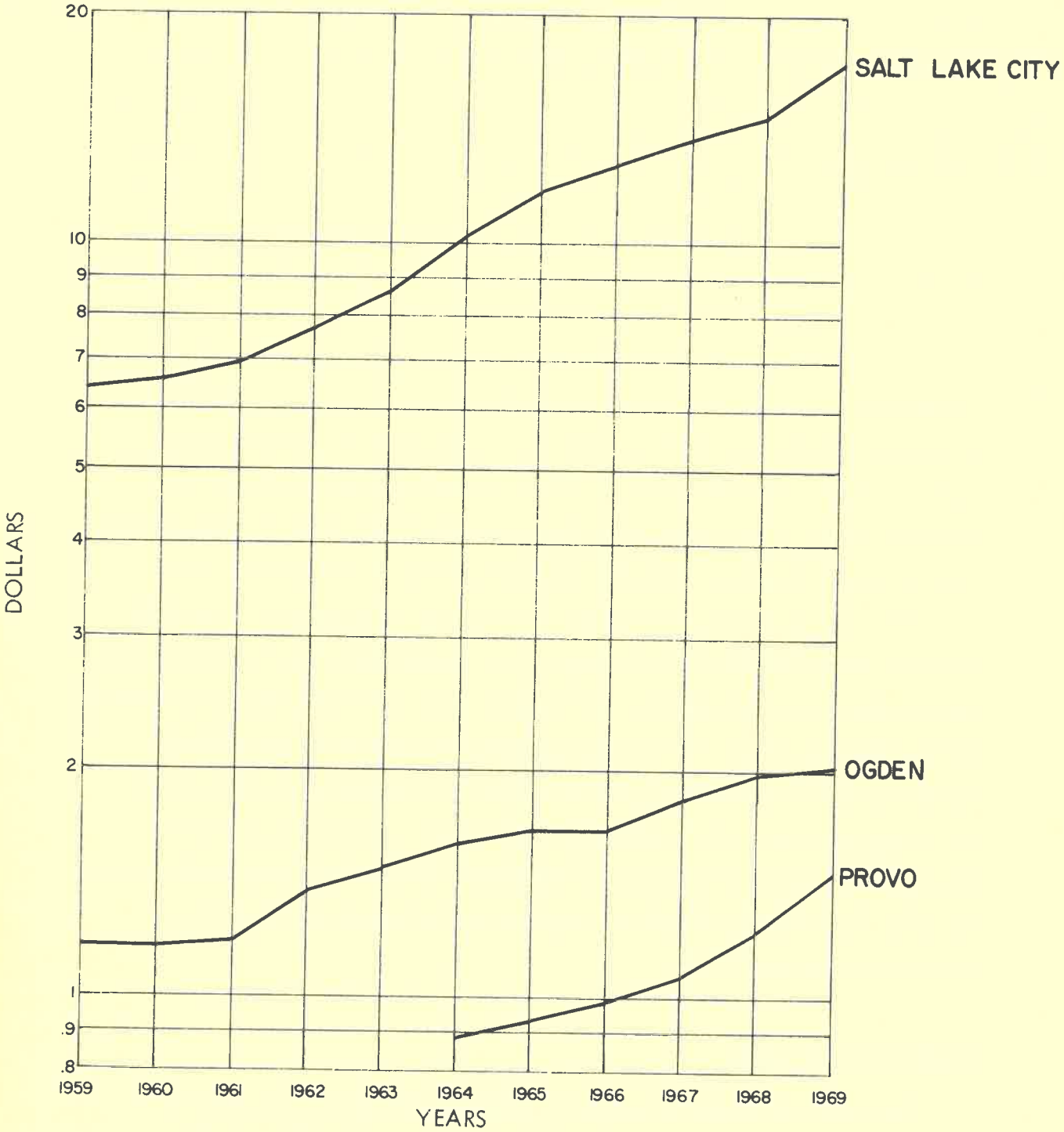
UNDER CONSTRUCTION



TO BE COMPLETED IN 1972

GRAPH 12

BANK DEBITS
(Billions of Dollars)



Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah.

Bank Debits

Graph #12 illustrates the bank debits in Salt Lake City, Ogden and Provo, and indicates that the money turnover in Ogden during the past ten years has been less aggressive than in Salt Lake City and Provo. Thiokol entered the area in the late 1950's and employment increased, causing a rise in the local bank debits. In 1964-65 there was a major industrial employment layoff, and as a result a bank debit plateau in 1965-66. In 1967-68, again another major industrial employment plight hit the Ogden area and bank debits so reflect those layoffs. As for Provo, the marked increase of bank debits for the past five years is a direct result of the phenomenal growth of Brigham Young University and related commercial service entities.

The above data when coupled with the previous information related to unemployment, income characteristics, retail sales and personal indebtedness provide strong indications that the economic visability of the Ogden area as a whole may be less than desirable. It clearly points to the need to re-develop the entire economic base upon which the communities depend for their livelyhood. There is a great need to broaden the income producing activities of the area (i. e. manufacturing industries) so that there may be a greater need to establish businesses which are supportive in nature, i.e. transportation, heavy construction, warehousing, supply distribution. At the same time, every effort should be made to maintain the stability of the federally supported agencies which are presently located in the area. The result will be a balanced economic community which will in turn provide greater employment opportunities and income stability for all who would choose to live here. A balanced economic community would reduce the need of our college trained and otherwise skilled people to leave the area in search of employment.

Employment Projections

The following graphs illustrate the employment projections as seen by the planning staff of Weber County. The projections - even though straight line -

represents an averaging of the historical trend as shown between 1950 and 1967. Unless there is a sudden change in the economic stability of the county there is little reason to believe that there will be any radical changes in the established pattern.

As is shown in graphs 13 and 14 government agencies and wholesale - retail trade are now the two largest employment areas and will probably continue to be so through the end of the planning period. While the graph # 14 indicates a gradual increase in manufacturing employment the projected growth may be adversely affected by the trend established in the transportation field.

For years the people of the Ogden area have depended upon the railroads to maintain the status of "Transportation Hub", now the railroads for various reasons, are consolidating their maintenance and freight collection centers. Transportation by rail of live stock from Ogden yards has almost ceased due to the closing of the major feed lots and processing plant. In the past few months much of the Union Pacific's shops have been moved to Salt Lake and their 29th Street Roundhouse has been demolished. There has also been over the past few years a steady decrease in the number of freight trains that have been assembled and/or run through the yards. The "Amtrack" system is being looked to as a means of keeping alive what little passenger train service that presently exists. To affect this there has been little, if any attempt at all to develop the Ogden area as a trucking or air-freight center. If manufacturers are to bring their plants here and the people are to benefit from the resulting employment opportunities, the manufacturer must have access to fast, efficient transportation for his product (s).

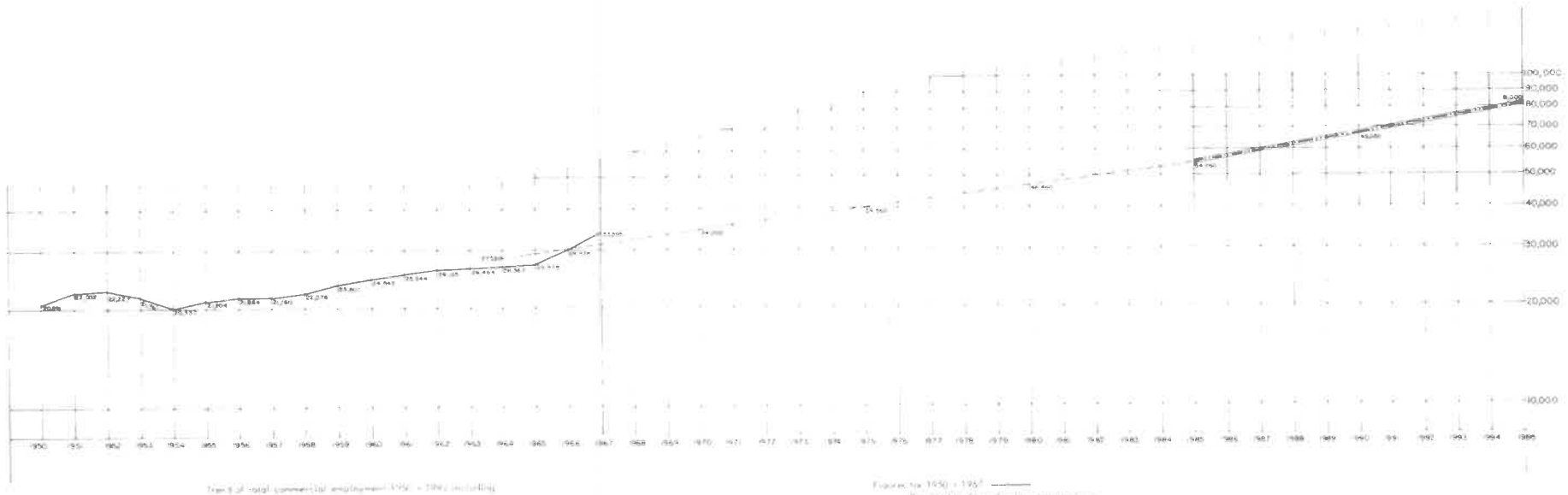
Unemployment Rate

The rate of unemployment for Weber County is shown on the following graph. The information shown illuatrates the fluxuation of employment in Weber County in comparison to that of Utah as a whole and the United States between 1952 and 1969. The rate of unemployment for the county has generally followed the trend change of the other two levels shown on the graph. However,

GRAPH 13

EMPLOYMENT PROJECTIONS

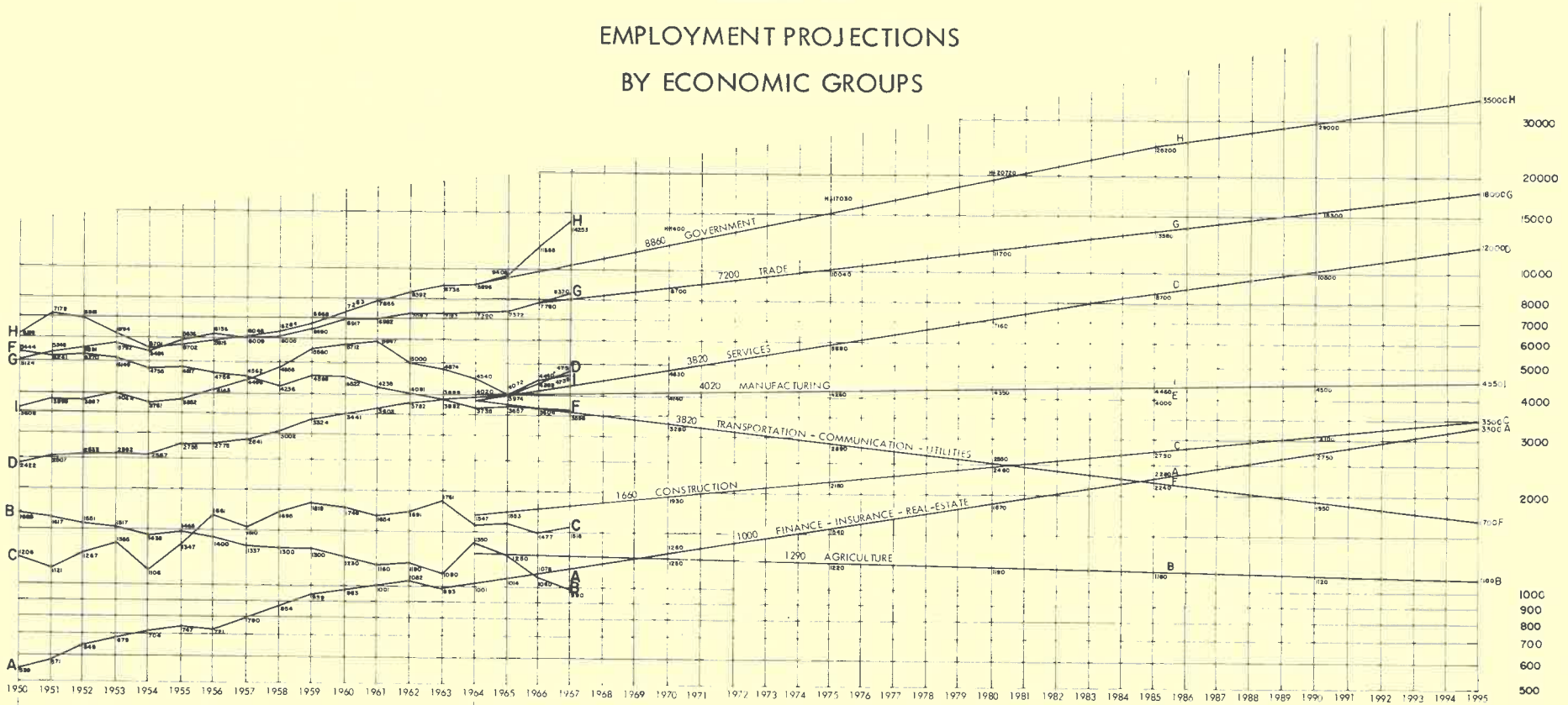
TREND OF TOTAL COMMERCIAL EMPLOYMENT



GRAPH 14

EMPLOYMENT PROJECTIONS

BY ECONOMIC GROUPS



1950-1967 - Actual employment figures for nine major employment catagories in Weber County.

1964 - Base year for Nabors-Rasmussen - Lord Study 1966.

1985 - Projections from Nabors-Rasmussen-Lord Study as broken down for Weber County by Gary Jones, Weber County Planning Commission 1967.

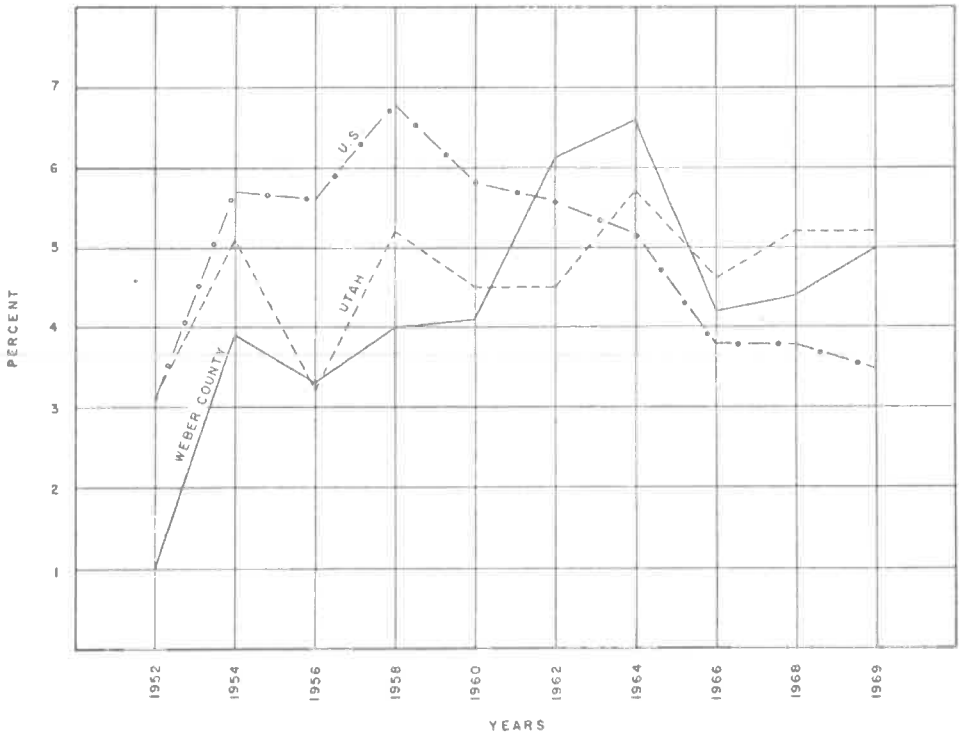
1985 - 1995 - Projections from Nabors-Rasmussen-Lord Study as broken down for Weber County by Herschel Hester, Weber County Planning Commission 1970.

between 1960 and 1964 and as well as in 1968 the unemployment rate in Weber County rose quite severly while the rates for the state of Utah and the United States fell. The highest rate of unemployment occurred in 1964 when there was a severe cut-back in appropriation to aero space industries. A large number of the people who were laid off from Thiokol, Boeing and Hercules not to mention related support industries and trades people live or did live at that time in Weber County.

The present growth in the rate of unemployment in the area, is most probably a direct result of the cut back in spending by the Federal Government in an effort to curb the ever increasing rate of inflation.

GRAPH 15

THE U.S., UTAH, AND WEBER COUNTY
UNEMPLOYMENT RATES



SOURCE BUREAU OF ECONOMIC AND BUSINESS RESEARCH, UNIVERSITY OF UTAH

Income Characteristics

The average monthly income for the classified non-agricultural labor force in Weber County is below the State's average in practically every category. Notice that the information in Table 22 shows that in 1969 the overall average monthly wage for persons in non-agricultural fields is $490.00 as compared to $528.00 for the state. The figure of $490.00 per month may in itself be high due to the fact that it represents an averaging of salaries without regard to the number of persons within each employment classification. Table 23 shows that if the number of persons within each classification is taken into account, and then the total number of persons in the labor force divided into the total income, the average monthly salary is $450.00 or $40.00 less than shown in Table 22.

Currently, the median (after tax) income of all families in Weber County is $6,925 per year as compared to $6,313 in 1959.

TABLE 22

AVERAGE MONTHLY WAGE FOR

CLASSIFIED NON-AGRICULTURAL GROUPS

1969

	Weber County	Percent of Labor Force	Utah	Precent of Labor Force
Manufacturing	$549	12.6	$586	15.5
Mining	708	0.1	687	3.6
Construction	595	3.1	639	4.0
Transportation	623	8.3	645	6.6
Trade	325	22.4	383	22.3
Finance	413	2.9	470	4.1
Services	299	13.5	328	15.4
Government	498	37.1	535	28.5
Federal	533	58.8	651	42.6
State	379	13.8	442	22.7
Local	479	27.4	451	34.7
Average:	$490		$528	

TABLE 23

TRUE AVERAGE MONTHLY INCOME OF
CLASSIFIED NON-AGRICULTURAL GROUPS
1969

	Labor Force	Average Monthly Wage	Total Income
Manufacturing	4,860	@ $549	$2,668,140
Mining	20	@ 708	15,600
Construction	1,211	@ 595	719,950
Transportation	3,180	@ 623	1,981,140
Trade	8,630	@ 325	2,804,750
Finance	1,130	@ 413	466,690
Service	5,180	@ 299	1,548,820
Government	14,250	@ 498	7,096,500
Federal	8,380	@ 533	4,466,540
State	1,970	@ 379	746,630
Local	3,900	@ 479	1,868,100
	38,460	@ $450	17,301,590

Available figures related to distribution of family income are scarce, however, Table 24, hows a portion of the distribution pattern for 1960. The figures have changed in terms of absolute amounts, but it is doubtful that there has been any major change in the distribution percentage allocated to the three groups shown.

TABLE 24

PERCENTAGE DISTRIBUTION OF FAMILY INCOME
WEBER COUNTY AND THE STATE OF UTAH
1960

	# of Families	Family Income	Percent Having Income Less than 2000	Less than 2000-4999	5000 or more
Weber County	26,650	6,313	6.4%	22.9%	70.6%
State of Utah	209,373	5,899	8.2%	27.8%	64.0%

Currently the median (after tax) income of all the families in Weber County is about $6,925 per year as compared to $6,313 in 1959. The reported median for Salt Lake City and Salt Lake County is $5,899 and $6,265 respectively.

TABLE 25

PERSONAL INCOME BY MAJOR SOURCE IN WEBER COUNTY,

1966 to 1968

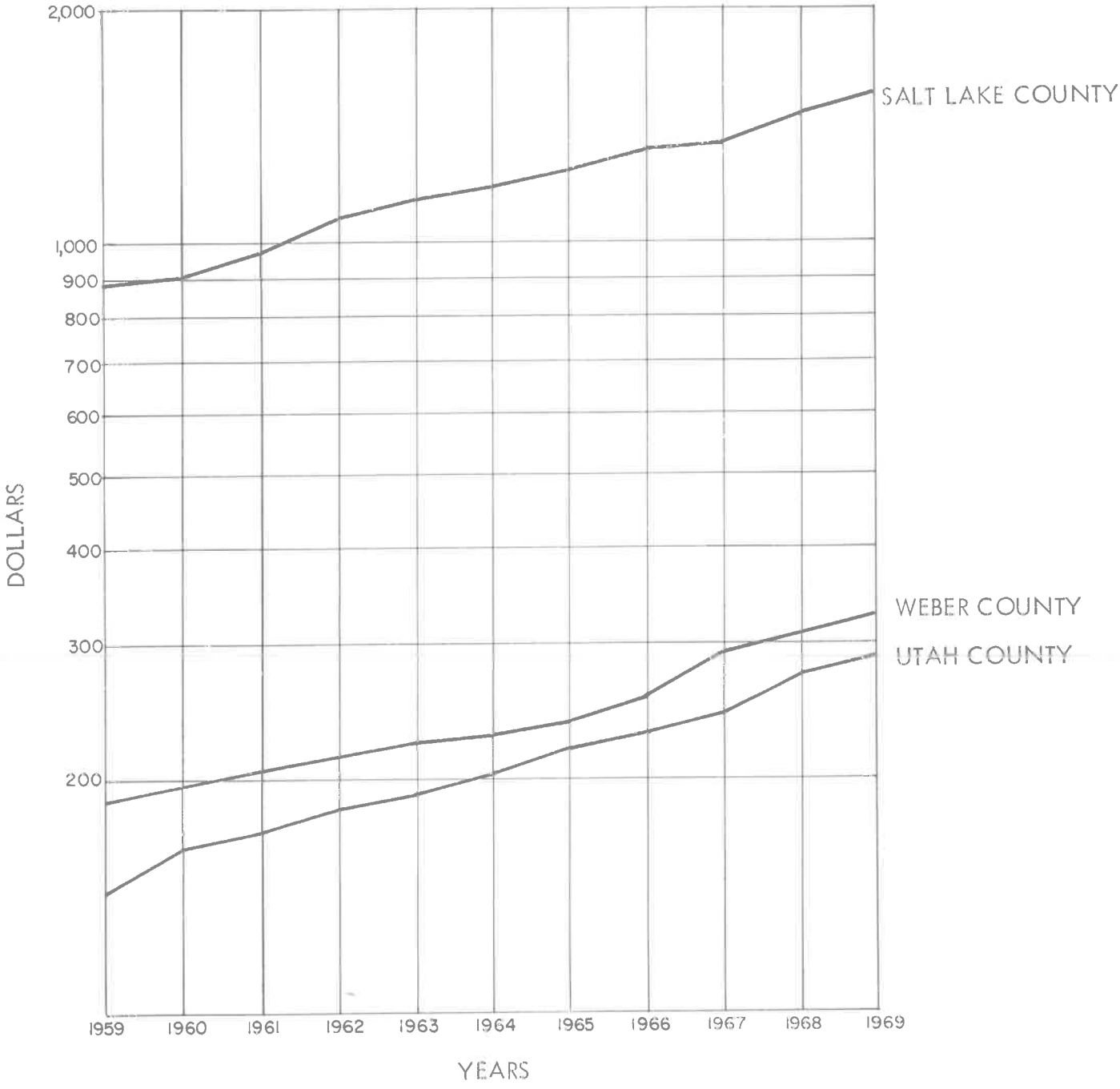
	1966	1967	1968
Personal income, total	$256,683,625	$291,993,946	$310,593,283
Wage and salary disbursements	177,349,507	205,788,536	216,730,208
Farms	881,440	755,520	818,480
Mining	189,693	53,728	99,307
Bituminous and other soft-mining	10,800	10,800	5,400
Crude petroleum and natural gas	3,700	3,900	3,900
Mining and quarrying, except fuel	175,193	39,028	90,007
Contract construction	9,567,064	11,108,789	9,186,951
Manufacturing	26,857,490	28,982,766	30,826,044
Wholesale and retail trade	28,637,632	31,054,617	33,028,911
Finance, insurance and real estate	4,739,059	4,982,132	5,510,640
Banking and other finance	3,501,198	3,750,029	4,194,200
Insurance and real estate	1,237,861	1,232,103	1,316,440
Transportation	22,180,819	25,789,484	24,200,108
Railroads	20,402,416	23,787,853	22,171,951
Highway freight and warehousing	977,664	1,112,329	951,493
Other transportation	800,739	889,302	1,076,664
Communications and public utilities	4,459,867	4,713,308	5,068,486
Telephone, telegraph and other communications	2,171,670	2,361,816	2,636,022
Electric, gas, and other public utilities	2,288,197	2,351,492	2,432,464
Services	16,224,709	17,901,600	21,792,996
Hotels and other lodging places	725,245	801,482	840,267
Personal services and private households	3,412,519	3,883,192	3,979,617
Business and repair services	2,191,152	2,796,570	2,685,262
Amusement and recreation	1,139,004	1,132,084	1,265,250
Professional, social, and related services	8,756,789	9,288,272	13,022,600
Government	63,414,334	80,726,192	85,986,485
Federal, civilian	36,480,227	51,257,430	53,832,491
Federal, military	2,897,700	3,284,060	3,767,010
State and local	24,036,407	26,184,702	28,386,984
Other Industries	197,400	220,400	211,800
Other labor income	7,896,000	9,036,400	9,531,000
Proprietors' income	17,745,518	19,363,610	19,532,775
Farm	170,842 (loss)	1,081,610	428,085
Nonfarm	17,916,360	18,282,000	19,104,690
Property income	40,940,400	44,070,400	48,076,800
Transfer payments	21,257,600	24,644,800	28,265,600
Less: Personal contribution for social insurance	8,505,400	10,909,800	11,543,100

Source: Personal Income in Utah Counties, 1966-1968, J. Whitney Hanks, Bureau of Economics and Business Research, University of Utah. Publication now in preparation.

GRAPH 16

TOTAL PERSONAL INCOME BY COUNTY

(Millions of Dollars)



Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Utah

ECONOMIC DEVELOPMENT - SOUTHEAST PLANNING AREA

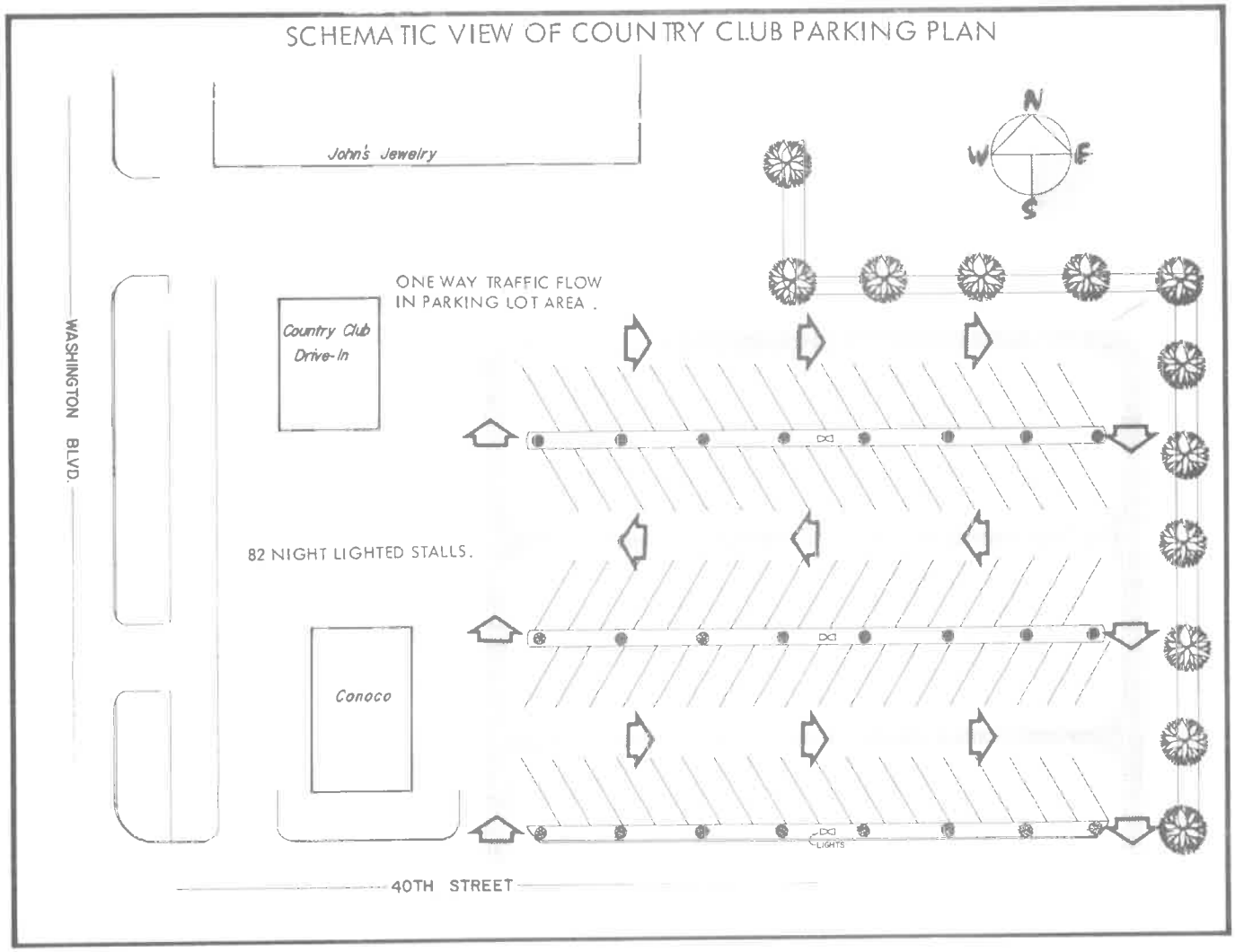
Existing Commercial

At the present time 73 acres within the planning area are zoned for commercial use. This constitutes one percent of the land area within the boundaries of the planning area. The largest concentratiors of commercial development are found in two neighborhoods. The K-Mart Plaza and Gibson's Discount Center is in one and the second fronts along Washington Boulevard between 36th Street and 40th Streets.

As mentioned before, there is not a true central business district in the Southeast area at the present time. Rather there is a regional shopping center area (K-Mart Plaza) and three existing neighborhood areas which provide "convenient shopping locations" for the resident of the area. The commercial development area closest to being able to be described as the central business district is that area between 36th Street and 40th Street on both sides of Washington Boulevard. It should be noted that it is not necessary for every community to have a central business district nor may it even be desirable. This is particularly the case in satellite communities such as South Ogden.

The growth of commercial activity along the boulevard, as it now exists, is the result of extending the Ogden City commercial strip southward by converting one or two lots at a time from residential to commercial use. This activity has been primarily the efforts of small businessmen who wanted to located along the "main drag", but perhaps were not able to find a suitable location in the Ogden Central Business District.

The commercial development in the area between 36th and 40th Streets on Washington Boulevard exemplies the problems related to "strip development" along a major highway. If it were not for the development of small parking areas in the Foremost Plaza and Parkinson's Plaza, the problems related to parking accessibility and entry onto the Boulevard would be worse than they are at this time. There is little access to any street except Washington Boulevard from


SCHEMATIC VIEW OF COUNTRY CLUB PARKING PLAN
John's Jewelry
N
W
E
S
ONE WAY TRAFFIC FLOW
IN PARKING LOT AREA .
Country Club
Drive-In
WASHINGTON BLVD.
82 NIGHT LIGHTED STALLS.
Conoco
LIGHTS
40TH STREET

the parking areas adjacent to the businesses on both sides of the Boulevard. Table 26 shows the distribution of available offstreet parking spaces adjacent to the major retail and service oriented businesses in the planning area.

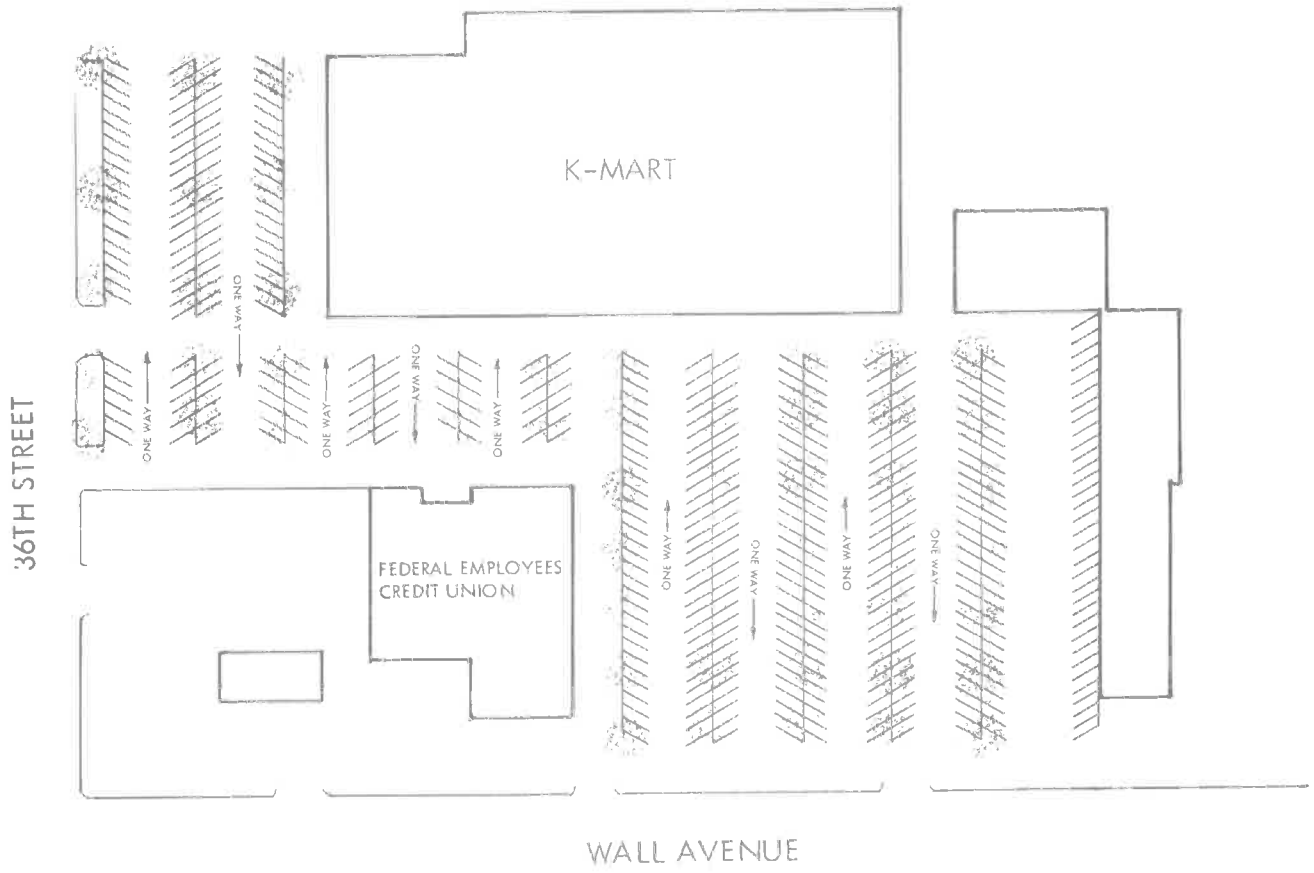
In addition to the problems related to entering the major highway from the limited parking spaces, strip commercial development is not conducive to extended shopping by an individual needing to purchase items or receive the services of the local merchants. Because of the necessity - generally speaking - to move an automobile from place to place in order to go from one store to another in a strip development situation, the inconvenience of having to climb in and out of a car several times, let along find a parking space will encourage the consumer to take his business to a shopping center or mall where he may park in a central location and easily walk from store to store to purchase the merchandise he desires.

The following table shows the various classification of business and the approximate number that are located in the Southeast Planning Area. It is interesting to note that the majority of businesses are service oriented - either personal or repair in nature. The reader should pay particular attention to the number of eating and drinking places that operate in the area. There is very little retail trade in the sense of general merchandising or apparel shops, nor is there very much commercial recreation available. It should, however, be remembered that the Sears Roebuck store and related retail outlets are located in a large shopping center directly west of the K-Mart Plaza. This shopping area is easily accessible from anywhere in the planning area by automobile.

Existing Manufacturing Zones

The Southeast Master Plan Area has within its 855 acres zoned for manufacturing use, while this is a larger amount of land than that which is zoned for commercial use a large portion of the land is or has been used in the past for the purpose of extracting gravel.

The smallest individual piece of land is 1.8 acres so zoned is located


K-MART
36TH STREET
ONE WAY
FEDERAL EMPLOYEES
CREDIT UNION
WALL AVENUE


K mart

TABLE 26

DISTRIBUTION OF AVAILABLE OFF-STREET PARKING

SOUTHEAST MASTER PLAN AREA

Name of Business or Related Shopping Area	Number of Spaces
Gibsons	636
Federal Employees Credit Union and K-Mart Plaza - 36th and Wall Avenue	511
Wilshire Theatre - 1050 East 5600 South	210
J B's Restaurant - 4250 Harrison Boulevard	196
Country Club Theatre Area - 39-40th and Washington Boulevard	184
Foremost Plaza - 36th and Washington Boulevard	159
Smith Food King and American Drug 36th and Harrison Boulevard	145
Hill Top Lanes - 4400 Washington Boulevard	127
Smith Food King - 40th and Washington Boulevard	85
Neighborhood Shopping Center - Country Hills Drive and Madison Avenue	83
Sambo's Restaurant - 3660 Washington Boulevard	51
Pizza Hut - 3895 Washington Boulevard	30
McDonalds - 3875 Washington Boulevard	28
Norge Laundry Center - 3870 Washington Boulevard	30
First Security Bank - 3800 Washington Boulevard	28
Johnny Quong's Kitchen - 37th and Washington Boulevard	22
Bon Arts Profession Center - 3755 Washington Boulevard	22
Parkinsin's Plaza - 3725 Washington Boulevard	20

TABLE 27

DISTRIBUTION OF COMMERCIAL BUSINESSES

WITHIN SOUTHEAST MASTER PLANNING AREA

1971

Business Classifications	Number of Businesses
Agricultural Production (nurseries and kennels)	3
Agricultural Service (veterinarians)	3
Construction	5
Retail Trade General Merchandising	6
Food Stores	10
Automotive Dealers and Service Stations	
Automotive Dealers	10
Service Stations	18
Apparel and Accessory Shops	2
Furniture, Home Furnishings and Equipment Stores	7
Eating and Drinking Places	17
Miscellaneous Retail Stores	6
Finance - Insurance and Real Estate	4
Credit Agencies other than Banks (Industrial loan companies)	3
Insurance Agents, Brokers and Services	5
Real Estate	7
Combinations of Real Estate, Insurance, Loan and Law Offices	2
Services	
Hotels, rooming house, camps and other lodging places	4
Personal Services	16
Automobile Repair Service and Garages	3
Miscellaneous Repair Services	4
Motion Pictures	2
Amusement and Recreation Services	3
Legal Services	1
Miscellaneous Services	7

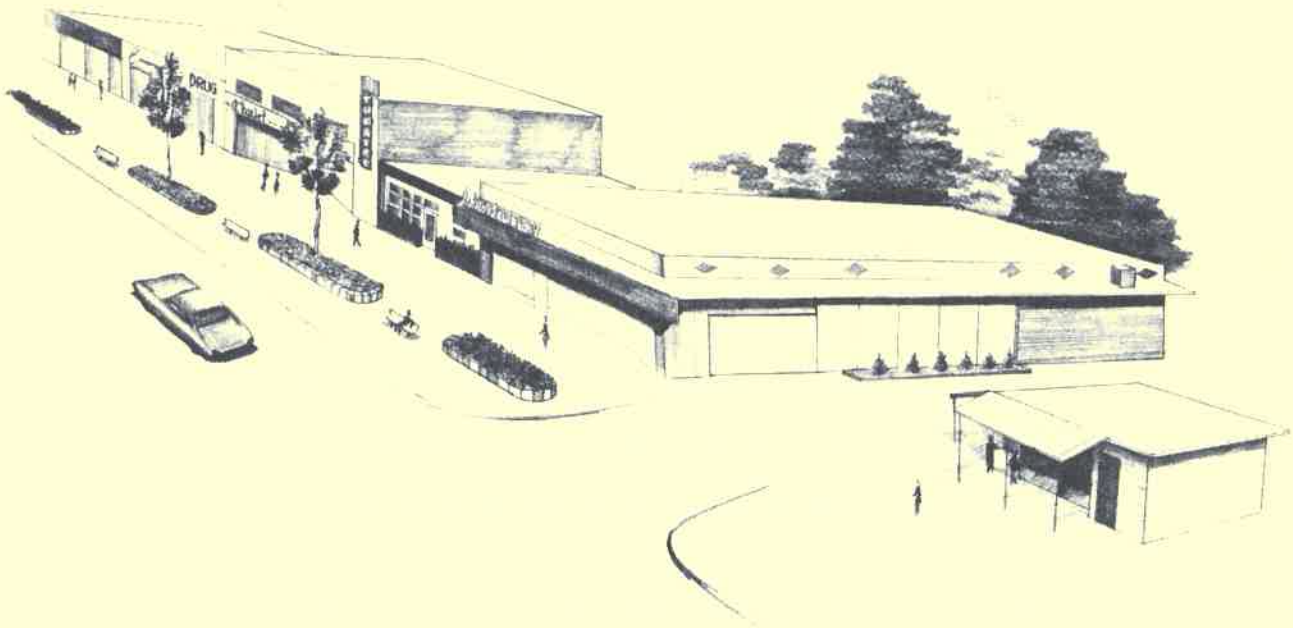
on Country Hills Drive at approximately 1050 East. Until last year this was the site of South Ogden Product Cannery. The land is now vacant as the buildings have been razed. Forty acres of the land is owned by Doug Stephens and has been used in past years for gravel extraction. The remaining acreage is owned by two large construction companies. Gibbons and Reed Company own 24.1 acres, south of 6200 South and west of 1500 East. On this site they have their Ogden offices, a truck yard and shops, a gravel pit and an asphalt hot plant. The company has not established a time table for developing the property for any other use. They do, however, plan toredevelopthe land for residential purposes. Parson's Ready Mix Concrete Company owns 21.4 acres within the planning area immediately south of 5100 South on Washington Boulevard. The company has on this site a batch plant for concrete and a screening plant for sand and gravel.

Most if not all of the 85.5 acres will be redeveloped for residential purposes some time in the future. The quality and amount of the remaining gravel coupled with the cost of housing construction coupled with the marketing need are the major factors which will determine when the redevelopment process will actually begin.

GOALS AND POLICIES

URBAN COMMERCIAL DEVELOPMENT

The Goals and Policies Committee made very few recommendations with regard to land being added to that presently zoned for commercial development. It was generally felt that there was adequate land set aside for this purpose to serve the needs of the planning area now and in the future. Some goals were, however, stated relating to the inclusion of land between two presently developing commercial uses in the commercial development plan. This was done to add depth to presently existing zones in order to allow for better access and egress and to prevent strip development


DRUG

General goals and policies for urban commercial development are:

1. Access to major arterials from shopping centers should be limited to right hand turns. Egress should preferably be onto a collector street.

2. Strip development of commercial areas along major arterials and collectors should not be permitted to expand, nor should it be permitted to start.

3. Parking areas, especially large ones should be attractively landscaped and surfaced.

4. Neighborhood commercial facilities should be carefully controlled in the open unincorporated areas. Particular care should be taken to insure that the facilities are compatible with the area being served. Special care should be exercised to determine whether or not there are enough people in the area to maintain any commercial business that might be established.

5. Commercial facilities of a regional nature should not be permitted in open unincorporated areas.

6. Extractive industries should be required to recondition the areas as they finish removing the gravel or other mineral resources. The extractive industries should be required to re-landscape the area in an attractive, pleasing manner.

7. Business signs should not be permitted to extend over sidewalks or other areas. Signs should be placed flat against the buildings. Signs advertising business and/or services should not be permitted in or on the parking strips or corner areas near the public right-of-ways. If the business sign is to be lighted it should not utilize either animation or blinking lights.

8. Billboad signs with exception of those advertising community or area wide events i.e. rodeo, sports shows should be removed from the Southeast Planning Area.

9. Dilapidated and/or abondoned commercial or industrial structures should be torn down, the land cleaned-up and planted in grass. The owners of

vacant buildings should be required by the respective governing bodies to maintain the structures in good order, to keep them painted, to replace broken glass and otherwise keep the premises clean and free from debris.

Specific goals and policies for urban commercial development.

1. Zone the present existing residential structures along Washington Boulevard and Grant Avenues to a commercial use to permit development.
2. The block between Washington Boulevard and Ogden Avenue between 36th and 40th Streets should be rezoned where necessary to permit commercial development. The egress from all parking adjacent to businesses in the area to go south on Washington Boulevard should be onto Ogden Avenue.
3. All of the land between 36th and 38th Streets west of Harrison Boulevard to the center line of Brinker Avenue should be commercially developed.

THE PLAN

The following map shows the existing and proposed areas for commercial development, manufacturing, business professional areas, and a research center within the Southeast Planning Area. Map symbols designate the type of areas that exist and are proposed. The plan for development intends that the 40 acre tract located at the junction of Harrison and Washington Boulevards popularly known as "Main Point South" be developed as a regional shopping center, providing major commercial services to the people of the area. It is anticipated that because of its location and access to and from the Interstate Freeway "Main Point South" will serve persons from Davis County and as far north as Brigham City, not to mention the people coming from Wyoming who generally go to Salt Lake City.

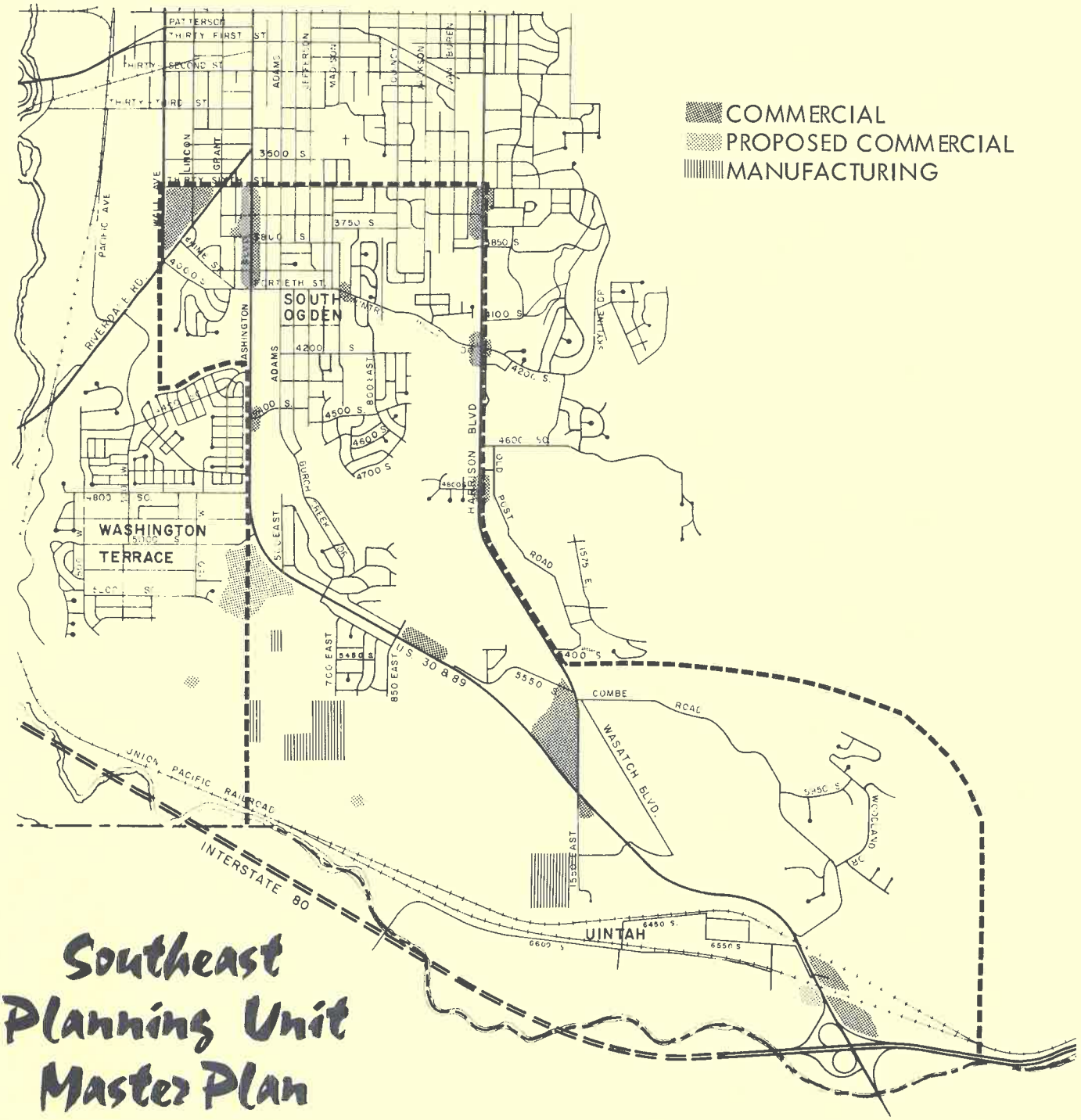
In conjunction with the development of a major shopping center at the location described above, the plan proposes that a Business Professional Office Complex. This complex would provide a center for medical arts facilities, law offices, accounting and insurance offices, architectural and land development

offices, all of which will serve this rapidly growing planning area. With architectural and land use design controls applied to this proposed development, it is felt that the land use would compliment both the commercial area and the nearby residential development. The overall concept would provide a community area which persons would be able to enjoy the benefits of an attractive planned residential area in relation to a place of employment and commercial opportunity.

The concept of a research center envisions the development of a planned complex on clean air and light manufacturing capabilities for industries such as the IBM Corporation, General Electric, Westinghouse, XEROX, and many others in a physical setting which would be compatible with the surrounding residential areas and in doing so provide places of employment in a pleasant environment close to home and shopping centers.

MAP 16

EXISTING AND PROPOSED URBAN COMMERCIAL DEVELOPMENT



Southeast Planning Unit Master Plan

CHAPTER VI

TRANSPORTATION

As with all urbanizing areas over the nation, the Southeast Master Plan Area is faced with the problem of providing transportion facilities which will satisfy the citizen's desires for safe, convenient and economical movement of goods and people. The major problems of providing these facilities in the planning area are related to a rapid population growth, increased automobile ownership, and desire for mobility. Urbanizing areas cannot function properly without adequate means of transportaion; therefore, development of additional facilities, and the improvement of existing raods is required to relieve present congestion and to provide for the needs of the future.

Sound area-wide comprehensive planning must coordinate all related planning activities within a geographic area without regard to jurisdictional boundaries, and no where is the need for cooperative planning more evident than in the development of a transportation system.

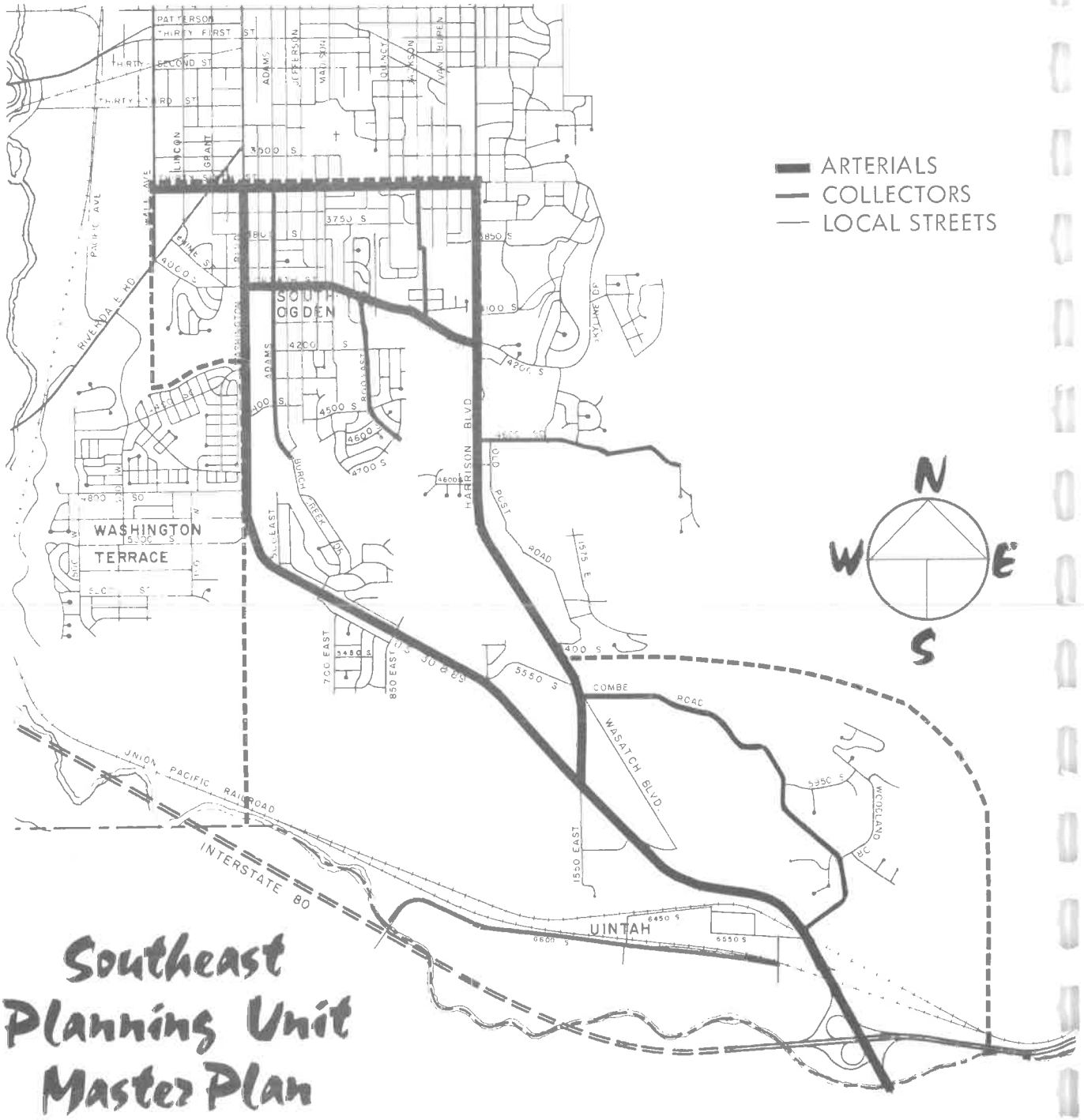
The Existing Transportation System

Persons living in the Southeast Planning Area depend almost entirely upon private means of transportation to move about in order to complete their daily activities. Public transportation - as will be discussed later in this chapter - is very limited. The great majority of the existing and projected traffic is generated by automobile and the majority of the trips are from home to work. The second and third ranking destinations are shopping areas and places of social recreation respectively. The following tables illustrate the range of purposes for travel and the number of daily trips made by automobiles and other forms of transportation within the Ogden Area Transportation Study of which the Southeast Planning Area is a part.

MAP 17

EXISTING STREET USE SYSTEM

1970



Southeast Planning Unit Master Plan

Table 29 shows a summary of internal trips, purpose and mode of travel without regard to and from and to purpose. For this table, trips with one end at home, called home-based trips, trips were classified according to the purpose of the other termini. Trips with both termini away from home, called non-home based trips, were combined in one category.

This table shows that 77 percent of all person trips and 74 percent fall trips in the study area had one end at home in 1962. Also, home based work trips, and 20 percent of all auto driver trips. Another significant fact is that home-based social-recreational trips comprised almost one quarter of all person trips and one half of all auto, truck, and taxi passenger trips while making up only one sixth of the auto driver trips. Lastly, five out of every six transit passenger trips were home-based school trips.

TABLE 28

Internal Trips by Purpose and Mode of Travel

Automobile - 1962

		"TO" PURPOSE											
	"From" Purpose	Work 1	Business 2	Dental-Medical 3	School 4	Social Recreation 5	Change Travel Mode 6	Eat Meal 7	Shopping 8	Serve Passenger 9	Home 0	Totals	%
1	Work	7555	754	109	25	1430	227	2772	1758	2938	33142	50710	13.6
2	Business	502	1074	62	9	1145	21	127	1718	382	4971	10011	2.7
3	Medical	48	75	77	71	390	—	50	483	79	1496	2769	.7
4	School	195	24	109	92	890	47	191	183	315	9855	11901	3.2
5	Recreation	533	553	211	380	15656	59	1137	3855	2466	46421	71271	19.1
6	Change Travel Mode	190	8	—	38	68	—	5	54	67	651	1081	.3
7	Eat Meal	2557	79	9	185	946	3	—	368	405	2820	7372	2.0
8	Shopping	499	642	97	91	4096	14	465	7382	1313	28963	43562	11.7
9	Serve Passenger	2983	402	127	498	2465	31	315	2214	6660	16247	31942	8.6
0	Home	31106	5588	1988	12990	43500	544	2195	26421	17369	—	141701	38.1
	Totals	46168	9199	2789	14379	70586	946	7257	44436	31994	14456	372320	100.0
	%	12.4	2.5	.7	3.9	19.0	.3	1.9	11.9	8.6	38.8	100.0	

TABLE 29

Internal Trips by Purpose Regardless of Mode of Travel - 1962

"From" Purpose	"TO" PURPOSE Work 1	Business 2	Dental-Medical 3	School 4	Social Recreation 5	Change Travel Mode 6	Eat Meal 7	Shopping 8	Serve Passenger 9	Home 0	Totals	%
1 Work	7264	683	69	—	1020	16	2385	1363	2878	23485	39163	16.8
2 Business	481	905	49	9	827	13	96	1399	382	4011	8172	3.5
3 Medical	32	56	22	18	157	—	44	342	64	761	1496	.6
4 School	176	24	59	22	196	—	134	86	315	1686	2698	1.2
5 Recreation	401	399	90	85	4690	3	454	2121	2403	18837	29483	12.7
6 Change Travel Mode	35	—	—	—	14	—	—	28	67	412	556	.2
7 Eat Meal	2199	52	6	145	335	—	—	212	391	1246	4586	2.0
8 Shopping	411	554	92	56	2405	8	236	5070	1244	21359	31435	13.5
9 Serve Passenger	2944	386	112	498	2274	31	292	2139	6641	15750	31067	13.3
0 Home	22097	4422	1041	2009	17226	344	943	19297	16903	—	84282	36.2
Totals	36040	7481	1540	2842	29144	415	4584	32057	31288	87547	232938	100.0
%	15.5	3.2	.7	1.1	12.5	.2	2.0	13.8	13.4	37.6	100.0	

TABLE 30

AVERAGE DAILY TRIPS BY RESIDENTS - 1962

CLASSIFIED BY PURPOSE AND MODE OF TRANSPORTATION

TRIP PURPOSE	Auto Driver Number	Auto Driver Percent	Auto, Taxi, & Truck Pass. Number	Auto, Taxi, & Truck Pass. Percent	Transit Passengers Number	Transit Passengers Percent	All Modes Number	All Modes Percent
Home-Based Trips								
Work	45,582	19.6	17,535	14.0	1,131	8.0	64,248	17.3
Business	8,433	3.6	2,010	1.6	116	0.8	10,559	2.8
Medical-Dental	1,802	0.8	1,622	1.3	60	0.4	3,484	0.9
School	3,695	1.6	7,360	5.9	11,790	83.6	22,845	6.1
Social-Recreational	36,063	15.5	53,541	42.7	317	2.3	89,921	24.2
Change Travel Mode	756	0.3	393	0.3	46	0.3	1,195	0.3
Eat Meal	2 189	0.9	2,814	2.2	12	0.1	5,015	1.4
Shopping	40,656	17.5	14,477	11.6	251	1.8	55,384	14.9
Serve Passenger	32,653	14.0	963	0.8	—	—	33,616	9.0
Non-Home Based Trips	61,109	26.2	24,560	19.6	384	2.7	86,053	23.1
TOTAL*	232,938	100.0	125,275	100.0	14,107	100.0	372,320	100.0
Percent of Total	62.6		33.6		3.8		100.0	

*Includes internal trips only.

Traffic Corridors

From information which has been gathered as a part of the Ogden Area Transportation Study, it is apparent that the major traffic corridors will continue to exist in a north - south direction throughout the planning area.

Harrison and Washington Boulevards will continue to increase in importance as a major arterials the the southeast area develops as a residential and shopping center. It is anticipated that the volume of traffic passing through the intersection of 40th and Harrison Boulevard will exceed 18,000 vehicles per day by 1980. Traffic volumes on Washington Boulevard near the business districts will range between 18 and 28,000 vehicles per day. Both of these roads provide the corridors along which a great deal of traffic flows as residents of the planning area and elsewhere in the county travel from their homes to work at Hill Air Force Base, the Internal Revenue Service Center, and the Defense Depot Ogden, not to mention the several thousand students which attend Weber State College.

Classification By Design

While it is true that roads are classified according to functional purpose, they are classified according to design and construction specification in relation to traffic capacities. The following information discusses the design characteristics of various roadways in relation to their capacity at peak hour and widths necessary to accomodate the flow of traffic depending upon parking limitations. This information is valuable as part of the planning process because it may indicate ways the capacity of a given street - especially one where parking is permitted - may be increased. When the following information is coupled with traffic counts which may be obtained from the State Highway Department, cities and their planners may begin to seek solutions to additional problems related to transportation as they are identified at a later time.

Road Classification

Streets and highways are classified or grouped in many ways: by source of funds, such as the Federal-aid systems; by administrative responsibilities, such as State, county, and city systems; and by design standards. Within these groups there may be subgroups, usually for design purposes, such as rural and urban, type of terrain, and traffic characteristics. In planning for highway needs, functional classification without reference to source of funds and administrative responsibility, at least initially, is the most important. Functional classification takes into consideration the traffic service the road-section is intended to serve. The following five classifications as defined in the manual "Determining Street Use" of the National Committee on Urban Transportation, are those used in this study:

1. Interstate. These highways are those designated as the "National System of Interstate and Defense Highways."

2. Expressway. This class of facilities is devoted entirely to the task of traffic movement, and performs little or not land service functions. Thus, it is characterized by at least some degree of access control. Except in rare instances, this classification should be reserved for multi-lane, divided roads with few, if any, intersections at grade. Expressways provide for large volumes of traffic at relatively high speeds and are primarily intended to serve long trips.

Isolated, short sections of street should not be designated as Expressways, even though they may meet the physical criteria above, unless they are actually serving trips of appreciable total length, such as those of commuting or state truckline traffic.

3. Major Arterials. This class of streets brings traffic to and from the Expressway and serves those major movements of traffic within or through the metropolitan area not served by Expressways. Major Arterials interconnect the principal traffic generators within the city and the important rural routes. Major Arterials handle trips between different areas of the city and should form a reasonably integrated system. The length of the typical trip on the system should exceed one mile.

Truck and bus routes, as well as state and U.S. numbered routes, are usually located on Major Arterials. Communting and work trips tend to be longer than shopping trips also concentrate on these routes. This concentration of through traffic, in most cases, results in having these streets designated as through streets and provided with such traffic aids as progressive traffice control systems and lane markings. Although traffic volume cannot be considered a criterian in itself, these routes often are the most heavily used in the city, and daily volumes under 5,000 are not common.

Major Arterials mainly serve to move traffic. They also perform a secondary land service function. Thus, although abutting property will have free access, parking and loading may be restricted or prohibited altogether to improve capacity.

A typical urban arterial street, 46 feet in width with parking permitted, can carry 11,000 vehicles per day. By prohibiting parking, the capacity may be increased to 15,000 vehicles per day.

Table 31 indicates practical capacities for those streets divided by a median of ten feet or wider, as compared with Table 32 which shows capacities of streets divided by a median of less than ten feet.

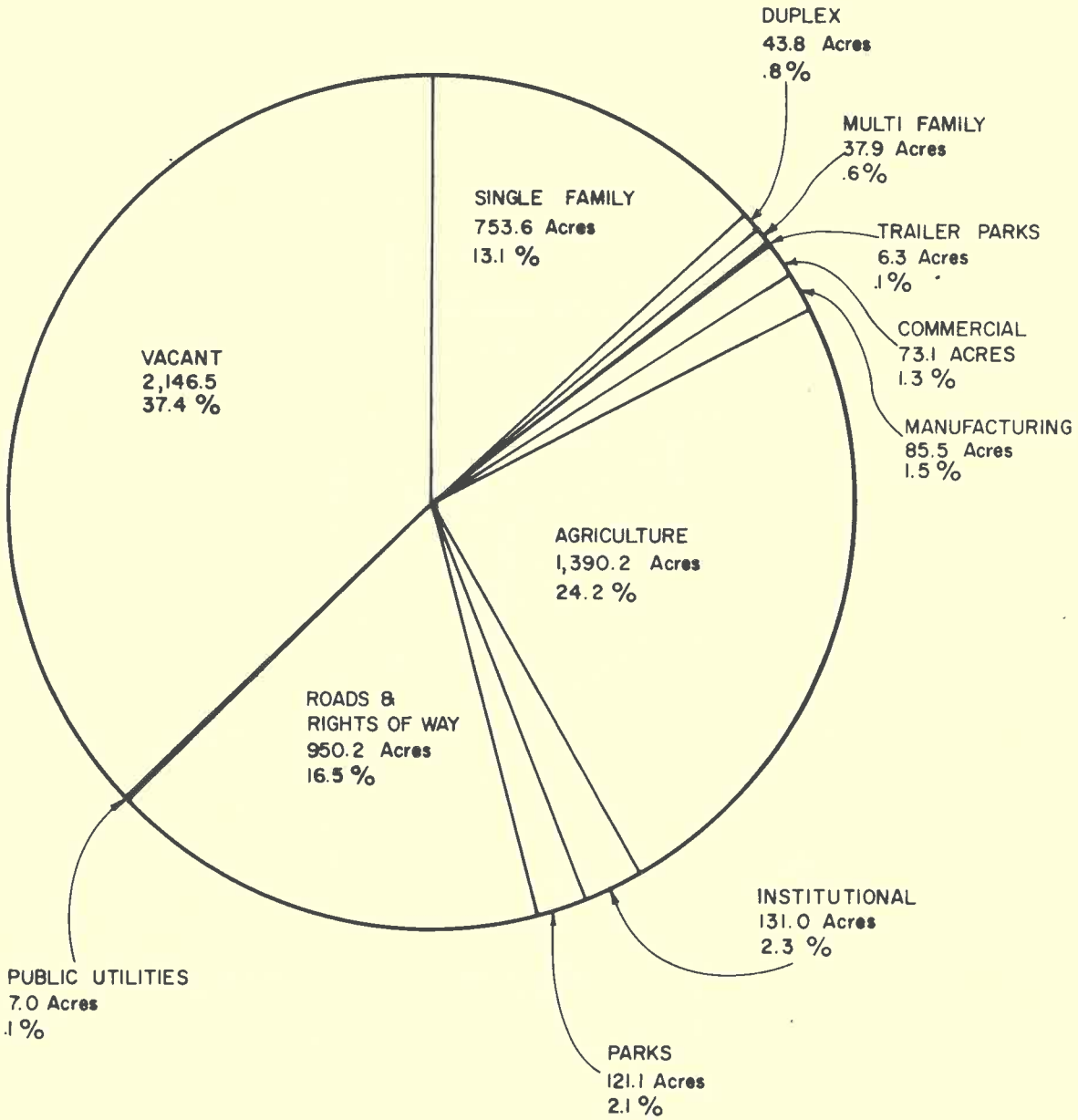
The practical capacity for an arterial street having a width of 42 feet with parking and divided by a median less than ten feet wide, is 9,800 vehicles. This is 2,000 vehicles less than the capacity of a similar street having a median wider than ten feet.

4. Collector. This class of streets serves the internal traffic movement within an area of the city, such as a subdivision, and connects that area with the Major Arterial System. Collectors do not handle long through trips and, therefore, generally are not continuous for any great length. In gridiron patterns, however, a street of several miles in length may be serving as a Collector rather than a Major Arterial if the predominant use is driving to the next junction with a Major Arterial and then continuing the trip on the higher type facility.

The principal difference between a Collector and a Major Arterial Street

GRAPH I

LAND USE DISTRIBUTION BY ACREAGE AND PERCENT OF TOTAL AREA WITHIN THE SOUTHEAST MASTER PLAN AREA



is the length of the trip each accommodates. In some cases, due to the existing state of development of a metropolitan area, a Major Arterial at its extreme outer limit may be performing as a Collector if it handles traffic to rather than through the area it penetrates. However, as the built-up area grows outward, the street should assume the characteristics of a Major Arterial.

Collectors are rarely U.S. numbered routes. They may connect less important rural roads with the Major Arterial System. Collectors are sometimes used for bus or truck movements to penetrate an area and give direct service to that area.

Although Collectors provide access to residential, business, and commercial areas, collector streets do not expedite the through movement of the traffic they serve. Collector streets are partially defined by the characteristics of the traffic they serve. These characteristics include a peak-hour factor of 85 percent* a peak-hour volume of 12 percent of the average daily traffic, 10 percent left turns, 10 percent right turns, 10 percent commercial traffic, and a signal green time of 35 percent. See Table 31 for comparative information.

A typical 2-lane urban street with parking permitted can carry from 400 to 500 vehicles in the heaviest direction of flow during the peak hour. The total peak-hour roadway volume would be between 600 and 750 vehicles. The average daily capacity for this type of facility would range between 6,000 and 8,500 vehicles per day.

A Collector street with a 46-foot traveled-way with parking permitted can carry 7,000 vehicles per day. By prohibiting parking on this street, traffic volumes may be increased by 2,600 vehicles. This would permit it to accommodate 9,600 vehicles per day. Capacity on the same street with one-way traffic and parking prohibited is 11,900 vpd.

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*Peak-hour factor is defined as the peak-hour volume divided by a volume during a time interval within the hour (usually 15 minutes). expanded to the full hour, and expressed as a percentage.

TABLE 31

DAILY TRAFFIC CAPACITIES FOR ARTERIAL AND COLLECTOR STREETS*
(With at Least 10 Ft. Median)

Traveled Way or Surfaced Width**	TWO-WAY ARTERIAL STREET		TWO-WAY COLLECTOR STREET	
	With Parking	Without Parking	With Parking	Without Parking
40	11,200	15,300	7,600	10,100
42	11,800	16,100	7,900	10,600
44	12,400	16,800	8,300	11,100
46	13,100	17,500	8,700	11,600
48	13,600	18,300	9,000	11,900
50	14,200	19,000	9,400	12,400
52	14,800	19,700	9,800	13,000
54	15,300	20,500	10,100	13,400
56	15,900	21,200	10,500	13,900
58	16,400	21,900	10,900	14,300
60	17,000	22,600	11,200	14,600
62	17,600	23,300	11,600	15,200
64	18,200	24,100	11,900	15,600
66	18,600	24,800	12,200	16,100
68	19,200	25,400	12,600	16,500
70	19,700	26,100	13,000	17,000
72	20,300	26,700	13,300	17,400
74	20,900	27,500	13,600	17,800
76	21,500	28,300	14,100	18,400
78	22,000	28,900	14,400	18,800
80	22,700	29,700	14,800	19,300
82	23,200	30,400	15,200	19,700
84	23,800	31,000	15,500	20,100
86	24,100	31,800	15,700	20,600
88	24,700	32,500	16,100	21,000
90	25,100	33,000	16,400	21,400
92	25,600	33,800	16,700	21,800
94	26,300	34,400	17,200	22,200
96	26,900	35,100	17,500	22,700

Note: Above values based on the following: peak-hour factor = 85 per cent; 55-60 per cent of peak hour traffic is in predominant direction of flow; peak hour = 12 per cent of ADT; left turns = 10 per cent; right turns = 10 per cent; commercial traffic = 10 per cent; signal green time = 55 per cent for arterial streets and 35 percent for collector streets. Capacities without median increased 10 per cent to eliminate left turns. Left turns accounted for by adding 1,000 vehicles per day (two vehicles per cycle and 60 second cycle assumed).

*Based on capacities as developed for the Salt Lake Transportation Study.

**Curb to curb or outside of shoulder to outside of shoulder where the shoulder is paved, exclusive of any median.

TABLE 32

DAILY TRAFFIC CAPACITIES FOR ARTERIAL AND COLLECTOR STREETS*

(With Less Than 10 Ft. Median)

	ARTERIAL STREETS					COLLECTOR STREETS				
	TWO-WAY STREET		ONE-WAY STREET			TWO-WAY STREET		ONE-WAY STREET		
Travel Way or Surfaced Width**	With Parking	Without Parking	Parking Both Sides	Parking One Side	No Parking	With Parking	Without Parking	Parking Both Sides	Parking One Side	No Parking
20		5,500		4,900	7,400		3,500		3,000	4,700
22		6,300		5,500	8,300		4,000		3,400	5,300
24		7,000		6,000	9,100		4,500		3,800	5,800
26		7,800	4,500	6,300	10,100		5,000	2,900	4,000	6,400
28		8,600	5,300	7,100	10,900		5,500	3,400	4,500	7,000
30		9,400	6,100	7,900	11,700		6,000	3,900	5,000	7,500
32	7,000	10,200	6,900	8,700	12,600	4,500	6,500	4,400	5,600	8,000
34	7,600	10,900	7,700	9,500	13,400	4,900	6,900	4,900	6,100	8,600
36	8,200	11,600	8,400	10,200	14,200	5,200	7,300	5,300	6,600	9,100
38	8,800	12,200	9,200	11,100	15,200	5,600	7,800	5,800	7,100	9,700
40	9,300	13,000	9,900	11,900	16,100	6,000	8,300	6,300	7,600	10,300
42	9,800	13,700	10,600	12,600	16,900	6,300	8,700	6,800	8,100	10,800
44	10,400	14,400	11,400	13,500	17,800	6,600	9,200	7,300	8,600	11,300
46	11,000	15,000	12,200	14,300	16,700	7,000	9,600	7,800	9,100	11,900
48	11,500	15,700	12,900	15,000	19,500	7,300	9,900	8,200	9,600	12,400
50	12,000	16,400	13,600	15,700	20,300	7,600	10,400	8,600	10,000	12,900
52	12,500	17,000	14,400	16,500	21,200	8,000	10,900	9,100	10,500	13,500
54	13,000	17,700	15,100	17,300	22,100	8,300	11,300	9,600	11,000	14,000
56	13,500	18,400	15,800	18,000	22,800	8,600	11,700	10,000	11,500	14,500
58	14,000	19,000	16,500	18,800	23,600	9,000	12,100	10,500	12,000	15,000
60	14,500	19,600	17,200	19,500	24,400	9,300	12,400	10,900	12,500	15,500
62	15,100	20,300	18,000			9,600	12,900			
64	15,600	21,000	18,800			9,900	13,300			
66	16,000	21,600	19,500			10,200	13,700			
68	16,500	22,200	20,200			10,500	14,100			
70	17,000	22,800	20,900			10,900	14,500			
72	17,500	23,400	21,500			11,200	14,900			
74	18,100	24,100				11,500	15,300			
76	18,600	24,800				11,900	15,800			
78	19,100	25,400				12,200	16,200			
80	19,700	26,100				12,500	16,600			
82	20,200	26,700				12,900	17,000			
84	20,700	27,300				13,200	17,400			
86	21,000	28,000				13,400	17,800			
88	21,500	28,600				13,700	18,200			
90	21,900	29,100				14,000	18,500			
92	22,400	29,800				14,300	18,900			
94	23,000	30,400				14,700	19,300			
96	23,500	31,000				15,000	19,700			

Note: Above values based on the folowing: Peak-Hour Factor 85 per cent; 55-60 per cent of peak hour traffic is in predominant direction of flow; peak hour = 12 per cent of ADT; left turns = 10 per cent; right turns 10 per cent; commercial traffic 10 per cent; signal green time = 55 per cent for arterial streets and 35 per cent for collector streets.

*Based on capacities as developed for the Salt Lake Area Transportation Study.

**Curb to curb or outside of shoulder to outside of shoulder where the shoulder is paved, exclusive of any median.

5. Local. Local Streets are those streets whose function is to provide access to immediate adjacent land. They make up a large percentage of the total street mileage of the city, but carry a small proportion of the vehicle-miles of travel. In and around the Central Business Distric (CBD), Local Streets may carry traffic volumes measured in the thousands of vehicles, but this is an exception to the rule. Local residential streets, in most cases, will carry daily volumes of 1,000 or less.

Public Bus Service

The only public transit facilities in terms of bus transportation that provides service to any of the residents within the Southeast Master Plan Area are those owned by the Ogden Bus Lines. The owners of the Ogden Bus Lines also operate three other bus lines: Wasatch Motors Incorporated, which provides commuter service from Ogden City to Hill Air Force Base on a fixed route basis; The Metro Transportation Company with provides commuter service from Ogden City to Thiokol Chemical Corporation on a "change as needed" route basis, and the Lake Shore Motor Coach Lines which provide inter-city service to the communities between Ogden and Salt Lake City.

Bus service on a daily scheduled basis within the planning area is severly limited. In fact, there are only two small areas that may be said to actually receive the benefits of this public transit system. There are two of the Ogden Bus routes that extend into the planning area. The first of these (Ogden City Bus Lines route 3) this route begins at 25th and Washington Boulevard and goes east to Harrison Boulevard where it turns south to 41st Street. After winding through the college, the bus enters 36th Street at Birch then proceeds west on 36th to Harrison where it retraces its route to 25th and Washington. The second route is known as the "Washington Boulevard Bus", and proceeds south along the boulevard to 47th Street where it enters Washington Terrace. It re-enters the boulevard at 4400 Street and then returns to downtown Ogden by way of the boulevard.

The fee schedule for the Ogden Bus Lines is as follows:

Adult Cash Fare	$ .25
Children Cash Fare (Under 12)	.20
40 Ride Student Book	$ 6.00

The lack of service especially as it relates to time lapses between available buses and the impossiblity of reaching the shopping centers and medical facilities located in other parts of the planning area is not as important as it is in other parts of the County, however, there is a distinct disadvantage to not having bus facilities in relation to transportation of children and may in years to come as the number of elderly persons in the area increase become a real hardship. Public transportation to Uintah or residential areas in the "Uintah Bench Area" is non-existant, thus, causing the persons living there to depend totally upon personal transportation.

If the use of mass transit systems continue to decline as they have in years past, it will be necessary for such modes of transportation to be subsidized by municipal governments, thus forcing support of the transportation system on the public. The mass transit system is the means to end a large amount of the existing air pollution and traffic problems, and an answer to the transportation needs of the young, the old, the handicapped, and the needy.

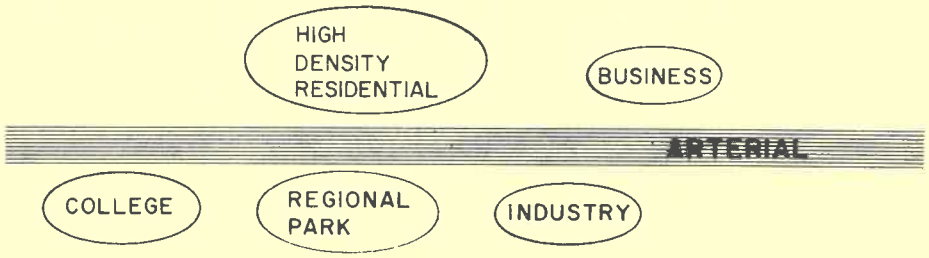
Transportation Goals and Policies - General

1. Off Street Parking In Residential Areas
   In future residential areas, adequate off street parking should be received No parking should be permitted on the public through fares in order to enhance the safety of all residents especially children
2. Driveways to individual homes should not front on major arterials.
3. Pedestrian Crossings
   In some cases pedestrian crossings are needed in order to provide a safe means of moving from a residential area to a school, park, or church. Crossings should be provided in order to protect the lives of children especially where it is necessary for them to cross major arterials. Overhead walkways should be constructed where painted crosswalks prove to be inadequate or the flow of traffic is such that there is extensive hazard to those persons crossing the roadway.

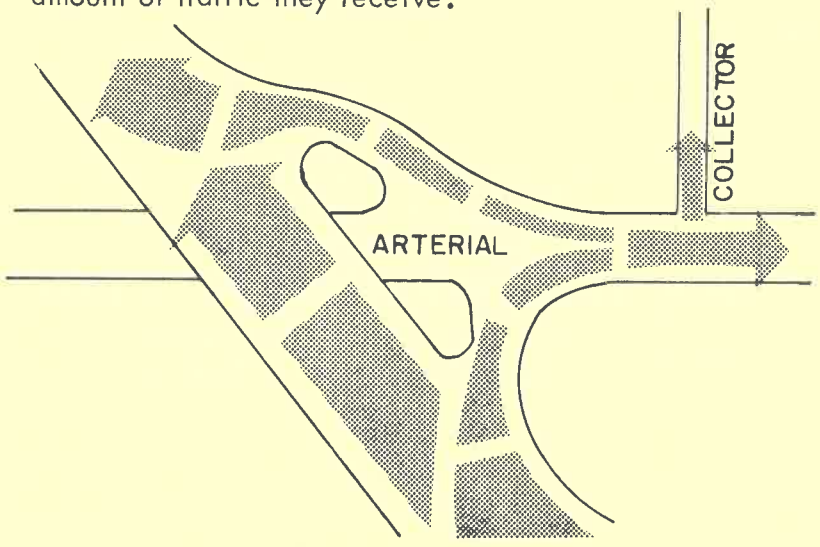
4. Scenic Viewpoints
The development of scenic viewpoints and rest area combinations should be encouraged where they would be advantageous to all concerned. Possible areas, locations or such development may include the top of Uintah Hill along the proposed Weber River Park Drive, and Skyline Drive.

5. Access Onto Arterial Roads
Access onto arterial roads (Washington and Harrison Boulevard, 36th Street, and Country Hills Drive should be limited to that which is in existance. It would be preferable to reduce the present number of access roads and driveways along these roads and replace them with frontage roads leading to collector streets which would intersect the arterial roads.

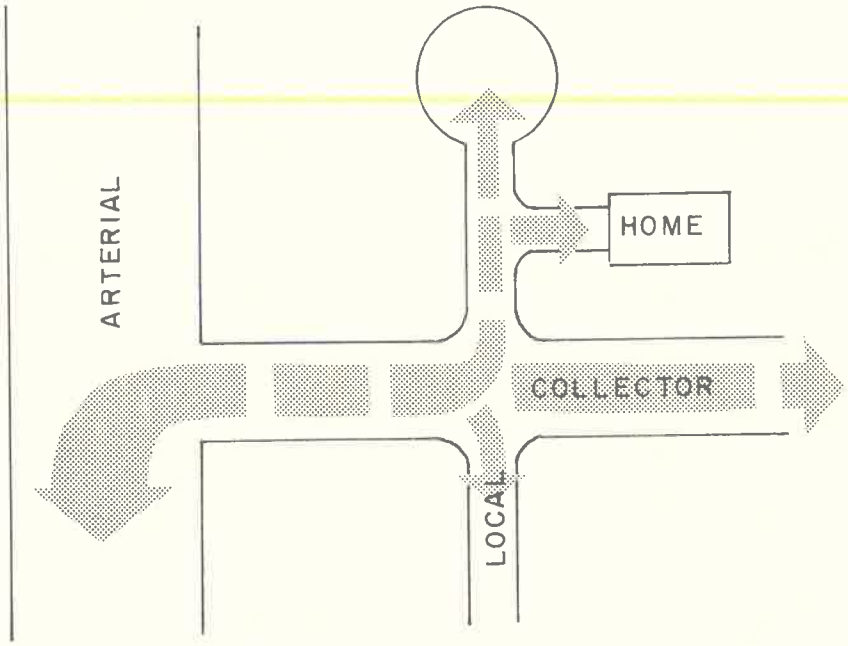
6. Arterial Roads Serve High Density Areas
Arterials should serve businesses, industries, regional parks, hospitals, colleges, and high density residential areas.



Arterial roads should distribute traffic from freeways to collectors. This will help reduce speeds onto smaller streets as well as the amount of traffic they receive.

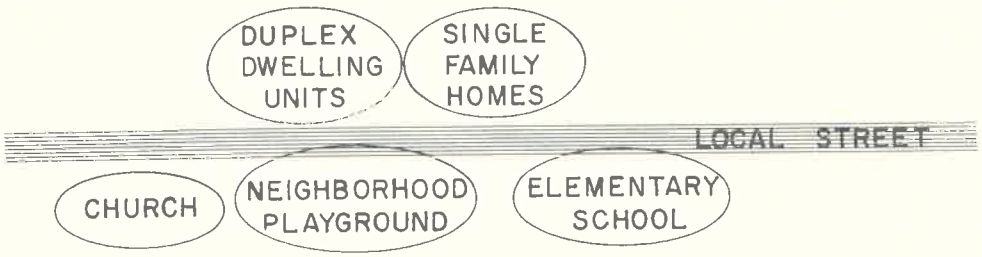


7. Collector Roads Should Carry Traffic From Local Streets To Arterials
Collectors should carry traffic from local streets onto arterials. This will increase the speed necessary to enter arterials and will reduce the number of intersections or traffic conflicts.



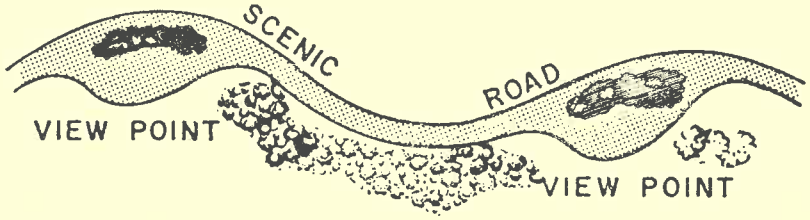
8. Local Streets

Local streets should serve single family and duplex dwelling units, elementary schools, neighborhood playgrounds, and parks, churches, and other neighborhood oriented uses. Again, it is necessary that these local streets be able to handle the traffic generated by the land uses they serve.



9. Scenic Roads

Where possible, scenic roads should be located more for enjoyment than traffic distribution. This will prevent the conflict in speed between those using the street for enjoyment and those wishing to use the street to get from one location to another. In order to prevent traffic conflicts, viewpoints should be located along such routes.



10. Traffic Patterns And Land Use Policy

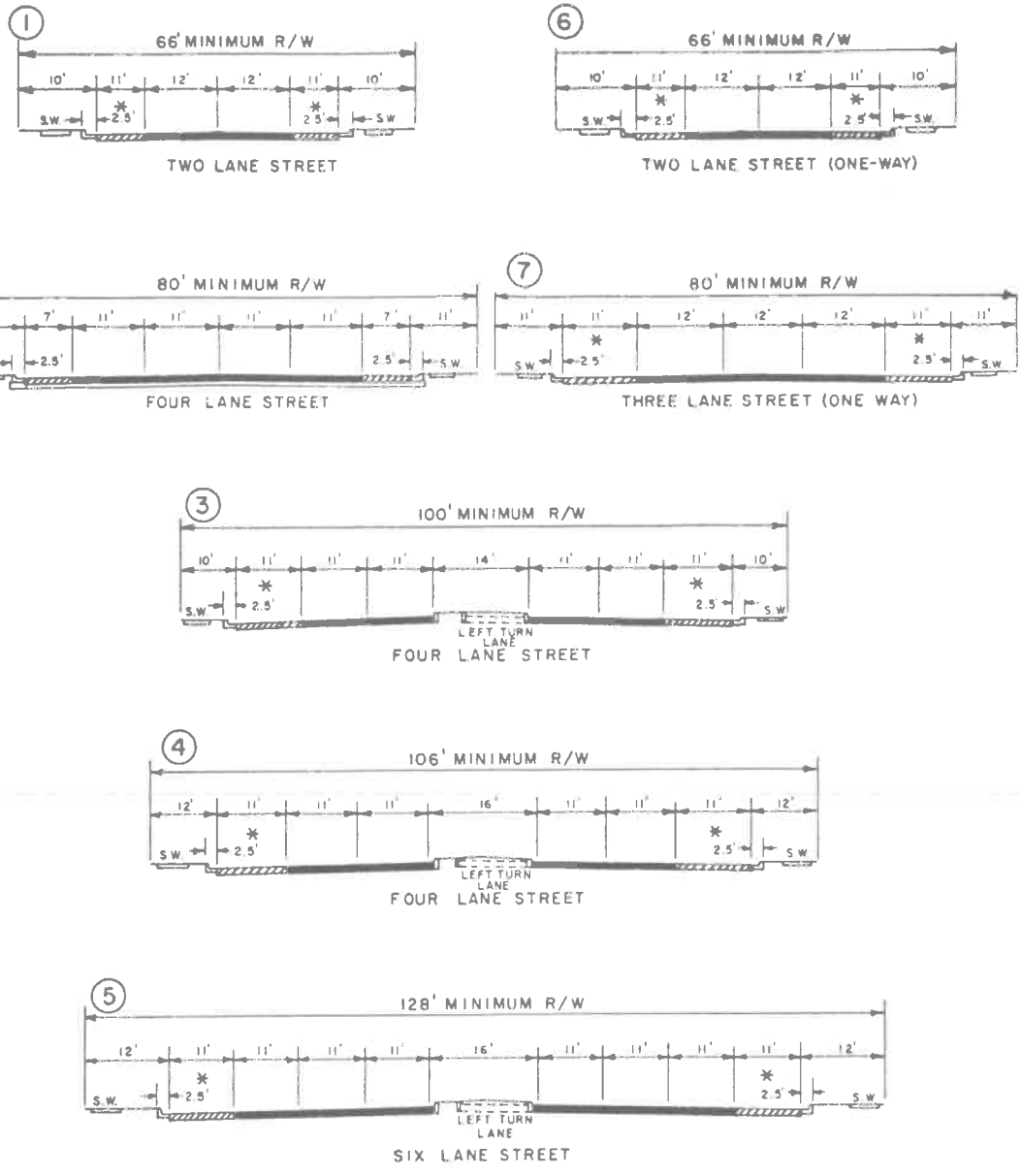
The use of land determines the trip generation load which a road will be subjected to; therefore, by anticipating the kind and capacity of roads which will be adequate now and in the future it would be necessary to have some kind of zoning control of the use of the land adjacent to raods. Development should be controlled to insure limited access to the arterial road, to provide adequate off-street parking, and to provide adequate frontage roads.

11. Each city and town should follow the standards set forth in the Manual on Uniform Traffic Control Devices for Streets and Highways. Published by the U.S. Department of Commerce, Bureau of Public Roads, Washington D. C.

Typical Cross-Section

Typical cross sections recommended in this report generally follow design standards presently in use in the Ogden area. Principal factors governing the design and selection of typical roadway sections are (1) right-of-way limitations, (2) traffic requirements, and (3) control of access.

FIGURE 1



* During peak hour traffic this lane may be utilized as a traffic lane

TYPICAL ROADWAY SECTIONS

TABLE 33

DESIRABLE STANDARDS FOR HIGHWAYS AND STREETS

FUNCTIONAL CLASS	FREEWAYS	EXPRESSWAYS	ARTERIALS	COLLECTORS
DESIGN SPEED:				
Outlying Areas	70 mph	70 mph	60 mph	40 mph
Built-up Areas	70 mph	50 mph	40 mph	30 mph
Surface Type	High	High	Intermediate	Intermediate
No. of Lanes	4 min.	4 min.	2 min.	2 min.
Lane Width	12 feet	12 feet	11 ft. min.	11 ft. min.
Median Width	24 ft. min.	16 ft. min.	.....	.....
Shoulder Width	10 feet	10 feet	8 feet	6 feet
Curb and Gutter	.....	Yes[1]	Yes[1]	Yes[1]
Sidewalk	.....	Yes[2]	Yes[2]	Yes[2]
R/W Width	170′ min.	150′ min.	66′ min.	66′ min.
Access Control	Full	Partial	.....	.....
Stopping Sight Distance	600′	600′/300′	475′	200′
Maximum Degree Curve	4.5 deg.	7 deg.	.....	.....
Maximum Grade	5 per cent	6 per cent	10 per cent	15 per cent
Illumination	Safety[3]	Safety[3]	Safety[3]	Safety[3]
Structure Width	Traveled-way + 18′ min.	Traveled-way + 18′ min.	Traveled-way + 18′ min.	Traveled-way + 18′ min.
Safe Loading	H20-S16	H20-S16	H20-S16	H20-S16
Vertical Clearance	16′6″	16′6″	16′0″	16′0″
R.R. Protection	Grade Sep.	Grade Sep.	(4)	(4)

[1]Required for control of access or drainage.
[2]Where pedestrian traffic must be provided for in the right-of-way.
[3]Dependent on volumes, speed, etc.
[4]Based on ADT, speed, and trains per day. (Grade separations—over 20,000 ADT; automatic gates—2 tracks; flashing lights—single tracks.)

Figure 1 shows the typical roadway sections recommended for freeway facilities. Four-and six-lane divided roadways recommended for the Ogden area generally follow current standards for interstate roadways. Normal median widths may vary from 40 feet or more in outlying areas to 16 feet in areas of high right-of-way cost. It is recommended that the 40-foot or more median be depressed, and that medians less than 40 feet wide should be raised, with a nonmountable curb.

Paved outside shoulders on four-and six-lane freeways should be 10 feet wide, and the inside shoulders should be four feet. Access ramps should have aminimum lane width of 14 feet with a paved outside shoulder width of six feet and an inside shoulder width of four feet.

Arterials and Collectors - Typical sections for improving existing arterials and collectos are shown in Figure 1. Because urban characteristics pervail or are expected to prevail in the Ogden area, typical sections include shoulders for parking. Divided roadways should have raised medians.

Wide medians have important advantages. Medians on arterials should be at least 14 feet to 16 feet wide. The wider median can increase intersection capacity, provide important safety advantages for both pedestrian and vehicular traffic, and provide space for traffic controls.

Street widening and improvement must often be made within the existing right-of-way of 66 feet will permit the construction of a standard facility having two traffic lanes with parking on both sides, sidewalk, and utility strip.

A four-lane divided roadway with a 16-foot median may be built within a minimum right-of-way of 106 feet. A four-lane divided street with parking lanes may be developed in a 100-foot right-of-way, but in order to provide more width between curbing and the right-of-way line, the minimum right-of-way should be 106 feet. A six-lane divided roadway with no parking may also be built within a 106-foot right-of-way.

A six-lane divided street with a 16-foot median and parking lanes on each side should have a minimum right-of-way width of 128 feet. Such a facility

can also be used an an eight-lane roadway by prohibiting parking during peak traffic periods.

Typical sections for one-way streets utilize a minimum right-of-way of 66 feet for two-lane streets, and 80 feet for three-lane streets as indicated in Figure 1.

Recommended Phase Development Program

The recommended project schedule was governed by traffic needs, and proposed improvements were scheduled to satisfy those needs. However, the suggested program might need to be modified as a result of the scheduling of apportionments of federal, state, and local funds, as well as design and other unforeseen problems.

The general program has three phases extending over the following time periods.

Phase I - includes improvements presently under construction or scheduled, 1962-1972
Phase II - 1973-1980

Phase III - after 1980

The location of streets designated in Phase I, II, and III are color coded in Figure

The primary factors used for the framework in developing the phases are:

1. The highest priority was given to the improvements which will provide maximum service for present traffic demands.
2. Individual or partial sections of the network should be usalbe on completion.
3. The interstate portions of the highway plan will be completed by 1975.
4. Right-of-way acquisition for the major projects will begin at the earliest possible date to minimize construction costs and delays.
5. Continuity of travel should be maintained without severly overloading existing sections of the network.

Rapid growth in many parts of the study area will create localized deficiencies in the existing system. Many deficiencies may be overcome by improving existing facilities. Other local needs must be met by the construction

Recommended Improvements For Weber County Within Southeast Master Plan Area

TABLE 34

NAME OF ROAD	FROM	TO	MAINTENANCE	FUNCTIONAL CLASSIFICATION (1)	LENGTH IN MILES	1969 WIDTH IN FEET (2)	1980 AVERAGE DAILY TRAFFIC (3)	RECOMMENDED SECTION (4)	CONSTRUCTION PHASE (5)	RIGHT OF-WAY $	CONSTRUCTION $	TOTAL ESTIMATED COST $
NORTH - SOUTH ROADS												
Adams Avenue	6600 South	Weber View Drive	County	.....	0.8	NC	300	1	III	30,000	540,000	570,000
	Weber View Drive	Wash. Blvd. (US 89)	County	.....	0.7	NC	400	1	II	10,000	200,000	210,000
	Wash.Blvd. (U.S. 89)	4800 South	S. Ogden	.....	0.4	24	4300	I	II	.....	60,000	60,000
	4800 South	4500 South	S. Ogden	.....	0.4	NC	4600	1	II	5,000	60,000	65,000
Eccles Avenue	Weber View Drive	U.S. 89	County	.....	0.8	NC	2000	1	II	10,000	200,000	210,000
	†U.S. 89	Sby Ogden	County	.....	0.8	NC	2200	1	I	20,000	200,000	220,000
	†SBy Ogden	Country Hills Drive	Ogden City	.....	0.8	NC	2600	1	I	20,000	160,000	180,000
1200 East	Weber View Drive	U.S. 89	County	.....	0.6	NC	1500	1	II	15,000	120,000	135,000
Harrison Blvd. (SR-203)	U.S. 89	3850 South	State	.....	2.3	62	15000	RS	III	.....	99,000	99,000
(SR-203)	3850 South	24th Street	State	.....	2.5	78	20000	RS	II	.....	135,000	135,000
(SR-203)	24th Street	20th Street	State	.....	0.5	74	18000	RS	II	.....	32,000	32,000
(SR-203)	*20th Street	7th Street	State	.....	1.4	0-30	18000	4	I	600,000	1,200,000	1,800,000
(SR-203)	7th Street	2nd Street	State	.....	0.5	38	10000	1	II	.....	130,000	130,000
	2nd Street	Skyline Drive	Ogden City	.....	0.9	36	4000	1	I	.....	200,000	200,000
US 89-Wash. Blvd. (SR-49)*	Uintah Junction	4700 S. (Wash. Terrace)	State	.....	4.0	36	17000	4	I	140,000	530,000	670,000
(SR-49)	4700 South	Riverdale Road	State	.....	2.1	82	18000	RS	III	.....	120,000	120,000
Skyline Drive	U.S. 89 (N. of Uintah)	Combe Road	County	.....	0.7	NC	1600	2	II	30,000	170,000	200,000
	†Combe Road	Country Hills Drive	Ogden City	.....	2.2	NC	1600	2	II	70,000	300,000	370,000
	Country Hills Drive	36th Street	Ogden City	.....	0.8	24	2700	2	II	10,000	90,000	100,000
	36th Street	900 North	Ogden City	.....	5.2	NC	5000	2	II	200,000	2,800,000	3,000,000
	900 North	1100 North (Approx.)	County	.....	0.6	NC	4100	2	II	20,000	100,000	120,000
	1100 North (Approx.)	2700 North (Approx.)	County	.....	2.3	18	2000	2	III	70,000	230,000	300,000
	2700 North (Approx.)	3100 North (Approx.)	County	.....	0.7	NC	1500	2	III	20,000	100,000	120,000
	3100 North (Approx.)	NBy North Ogden	N. Ogden	.....	0.6	NC	1000	2	III	20,000	80,000	100,000
	NBy North Ogden	EBy Pleasant View	County	.....	1.8	NC	1000	2	III	50,000	200,000	250,000
	Eby Pleasant View	U.S. 89	Pl. View	.....	2.2	NC	800	2	III	80,000	250,000	330,000
EAST-WEST ROADS												
Weber View Drive	1200 East	Washington Terrace Dr.	County	.....	1.6	NC	6000	2	II	85,000	215,000	300,000
South Washington Terrace Dr.	Riverdale Road	WBy Wash. Terrace	Riverdale	.....	1.2	NC	1000	2	III	50,000	740,000	790,000
	WBy Washington Ter.	U.S. 89	Wash. Terrace	.....	1.0	NC	2500	2	II	20,000	120,000	140,000
4600 South	Harrison Blvd.	Fillmore Avenue	Ogden City	.....	0.3	24	300	1	II	4,000	55,000	59,000
	Fillmore Avenue	Skyline Drive	County	.....	0.3	20	300	1	II	6,000	68,000	74,000
40th Street-Country Hills Dr.	Washington Blvd.	EBy South Ogden	S. Ogden	.....	0.7	36	9600	2	II	155,000	355,000	510,000
	EBy South Ogden	Harrison Blvd.	Ogden City	.....	0.6	36-56	9600	2	II	.....	20,000	20,000
36th Street (SR-230)	Wall Avenue	Harrison Blvd.	State	.....	1.5	36	15000	4	II	1,500,000	400,000	1,900,000

NOTES:

*Project completed or under construction

†This road is to be improved in stages

SR—State Route

CL—City Limits

RS—Resurface

NC—Not constructed

NBy—North Boundary

SBy—South Boundary

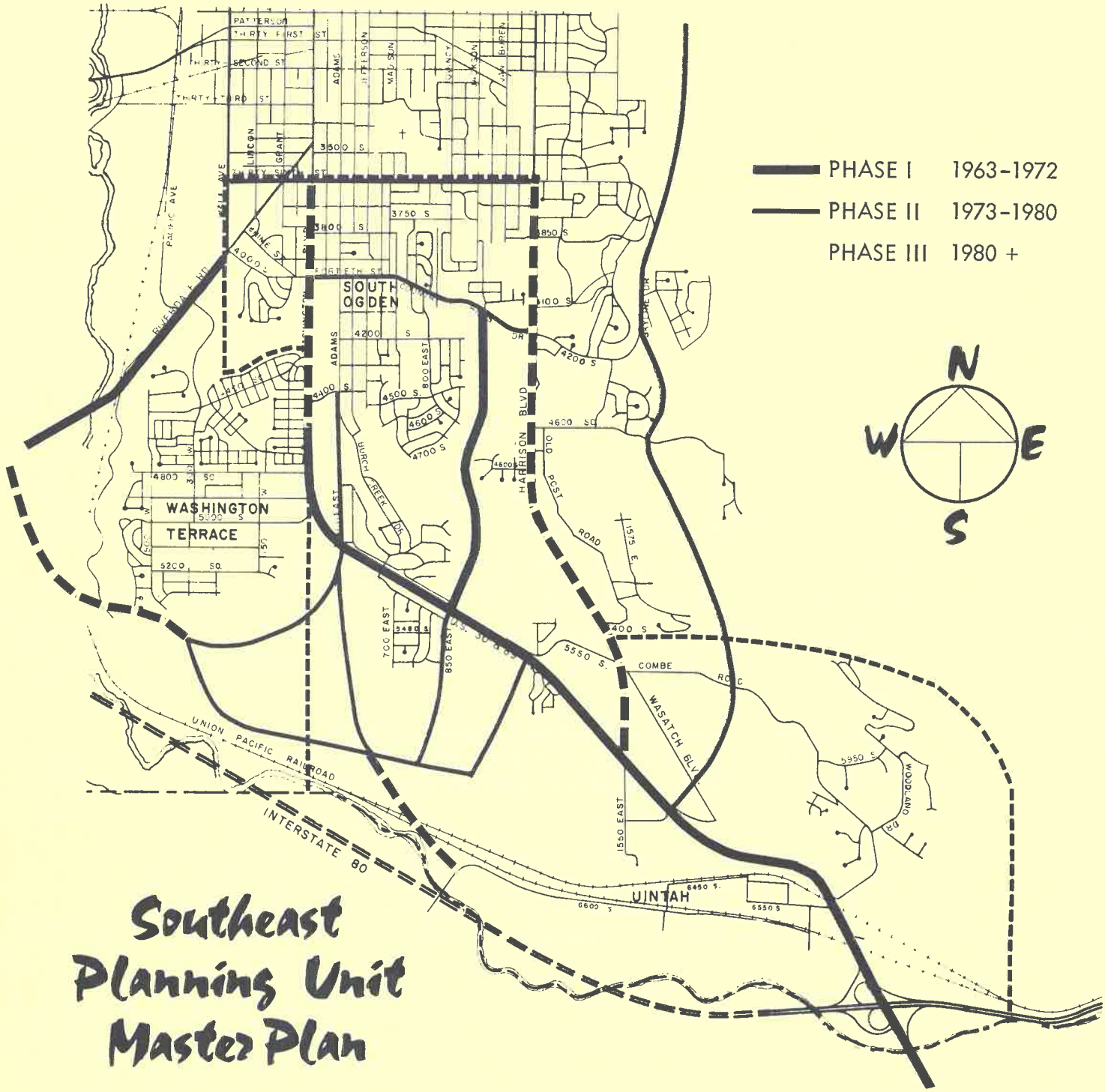
EBy—East Boundary

WBy—West Boundary

MAP 18

PHASE DEVELOPMENT FOR

RECOMMENDED TRANSPORTATION PLAN



Southeast Planning Unit Master Plan

of new routes and the additon of relatively short sections of road to close gaps in the existing highway and street system.

The Plan

The significance of the recommended plan is that the number, location, and capacity of the routes proposed will provide sufficient additional service to meet future traffic requirement. The plan includes a proposed system of streets and highways providing for improved function of all parts of the traffic system. Sound area - wide, comprehensive planning must coordinate all related planning activities within a geographic area without regard to jurisdictional boundaries. The recommended transportation plan has been developed cooperatively with all agencies and levels of government operating within the Ogden Area Transportation Study.

The Plan specifically recognizes these principles:

A traffic plan must be approached on a regional basis as well as on a local level. It must take into consideration both the overall land use patterns and sites which will attract or generate traffic activity in the Southeast Master Plan Area.

Bases on the recommendations of the Land Use Plan, the Transportation Plan must be developed to accommodate all anticipated future traffic.

Modern design standards must be used in planning rights-of-way, pavement width, and other characteristics of street cross sections.

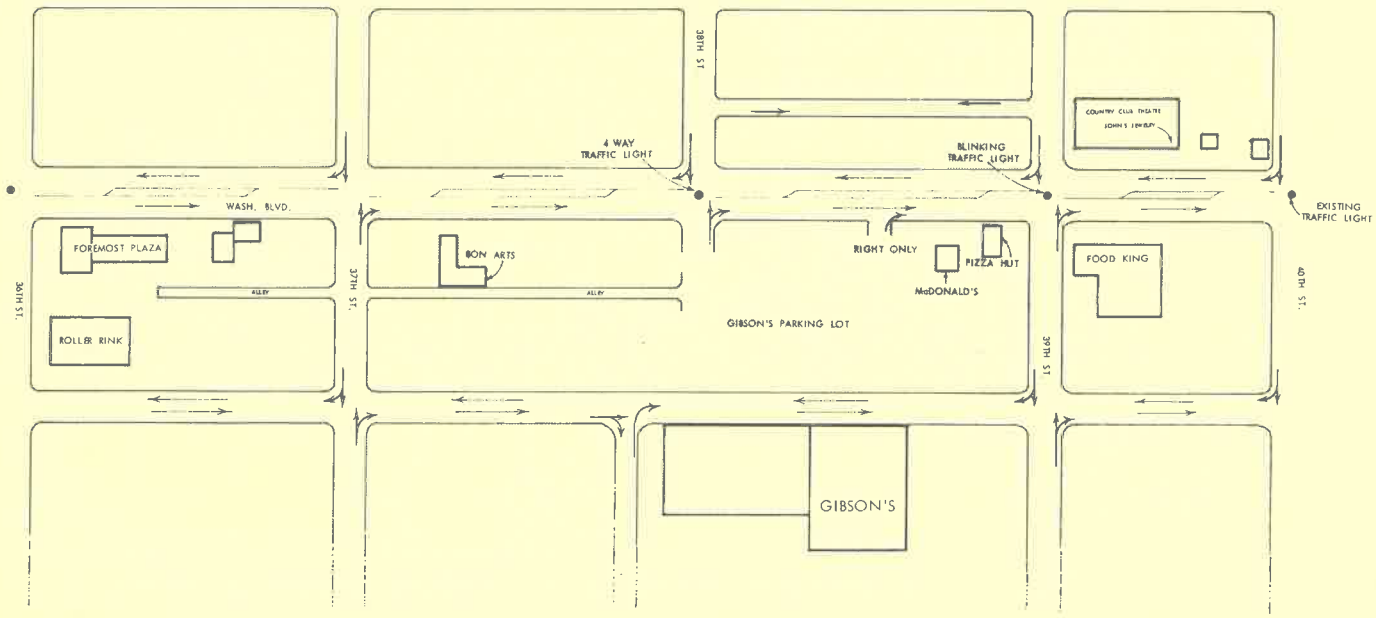
The Plan must facilitate government and private development of streets and highways in an orderly and progressive public improvement program.

A comprehensive network of direct and continuous routes to and from all parts of the City is necessary insofar as may be developed in a plan compatible with the future land use in the planning area.

The Plan envisions both the repair and up-grading of existing streets and highways as well as the construction of new roadways. The following "area maps" and tables will provide the interested reader with a picture of what is planned for the development of an improved transportation system in the Southeast Master Plan Area prior to 1990.

Of special concern to all of the persons interested in the development of the southeast area is the traffic flow design on South Washington Boulevard between 36th and 40th Streets and Wall Avenue between 36th Street and Riverdale Road. The reason for concern lies in the problems related to ingress and egress from the shopping centers located in these areas. At the present time cars leaving either the K-Mart or Gibson parking lots may turn left onto Wall Avenue and Washington Boulevard respectively. The ability to turn left from these areas may meet the needs of a number of people but it also means that they must cross two lanes of heavily traveled arterials to do so, and thus create potential hazards in terms of accidents as well as increased congestion.

The following illustrations show the proposed traffic plans for the areas discussed above. The principle which guided their development was that of increasing the ease with which traffic flows through the areas and enhancing the safety of all persons who might travel in the area.

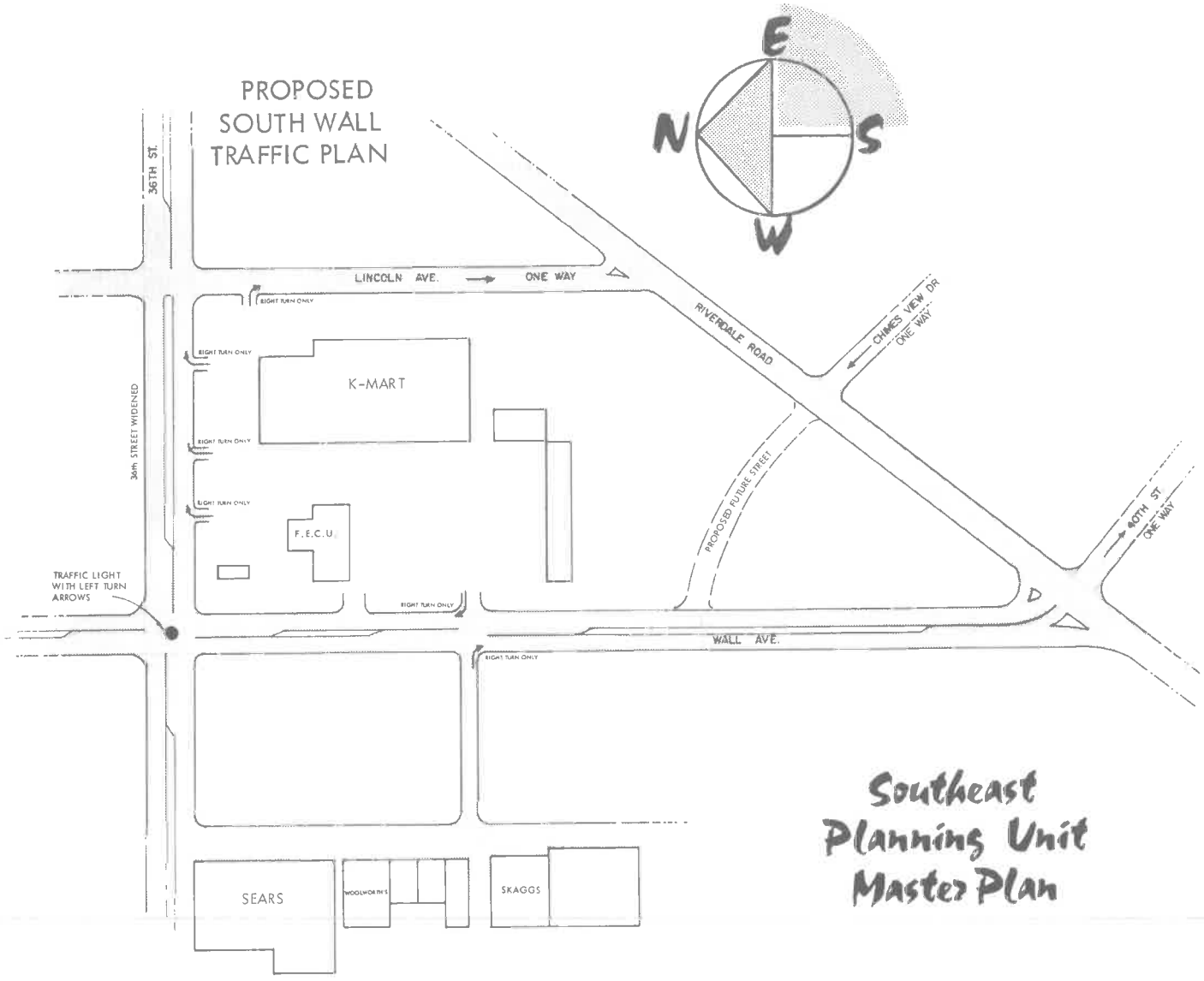


PROPOSED

SOUTH WASHINGTON

TRAFFIC PLAN

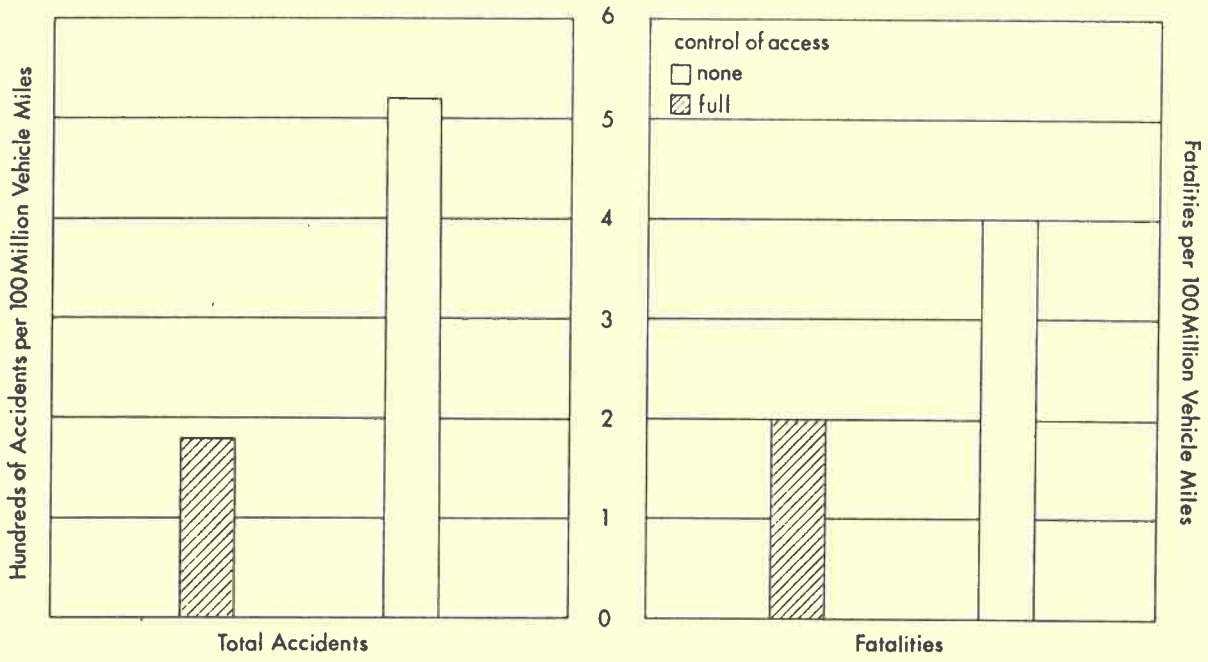
Southeast Planning Unit Master Plan



The following chart shows the effect of controlling accesses to and from roadways while the chart indicates figures for accidents and fatalities on a national scale, there is not reason to assume that the relationships would be significantly different on a local basis.

GRAPH 17

EFFECT OF ACCESS CONTROL ON ACCIDENTS



SOURCE: THE FEDERAL ROLE IN HIGHWAY SAFETY; House Document No. 93, 86th Congress, 1st Session

The recommended plan shown for 1980 in the Ogden Area Transportation Study which has been adopted for use by the cities and towns of Weber County, and has been used as a major source of information for this chapter of the Southeast Area Master Plan indicates:

1. Harrison Boulevard should be widened from 20th Street to the proposed Skyline Drive. This is necessary in par due to the increasing traffic loads generated by the activities at Weber State College. In particular relation to the southeast area, The Meadows residential development and the proposed Main Point South Commercial Area will contribute a significant increase to the traffic load on the boulevard.
2. Riverdale Road, 36th Street, 40th Street and 4600 South Streets should be improved to increase their present traffic capacity.
3. Build a road called Skyline Drive which would border the eastern limits of Ogden City and South Ogden. This road would extend northward from the Uintah Junction to the intersection of Harrison Boulevard and Elberta Drive.
4. Eccles Avenue should be extended southward from Country Hills Drive or 40th Street to South Weber Drive.

5. A street designated as South Washington Terrace Drive should be constructed and extended east from Riverdale Road to Adams Avenue.

6. A street designated as Weber View Drive should be constructed and extended shoutheast from South Washington Terrace Drive to another proposed street. (1200 East).

7. The proposed 1200 East should extend north from Weber View Drive to Washington Boulevard (U899.)

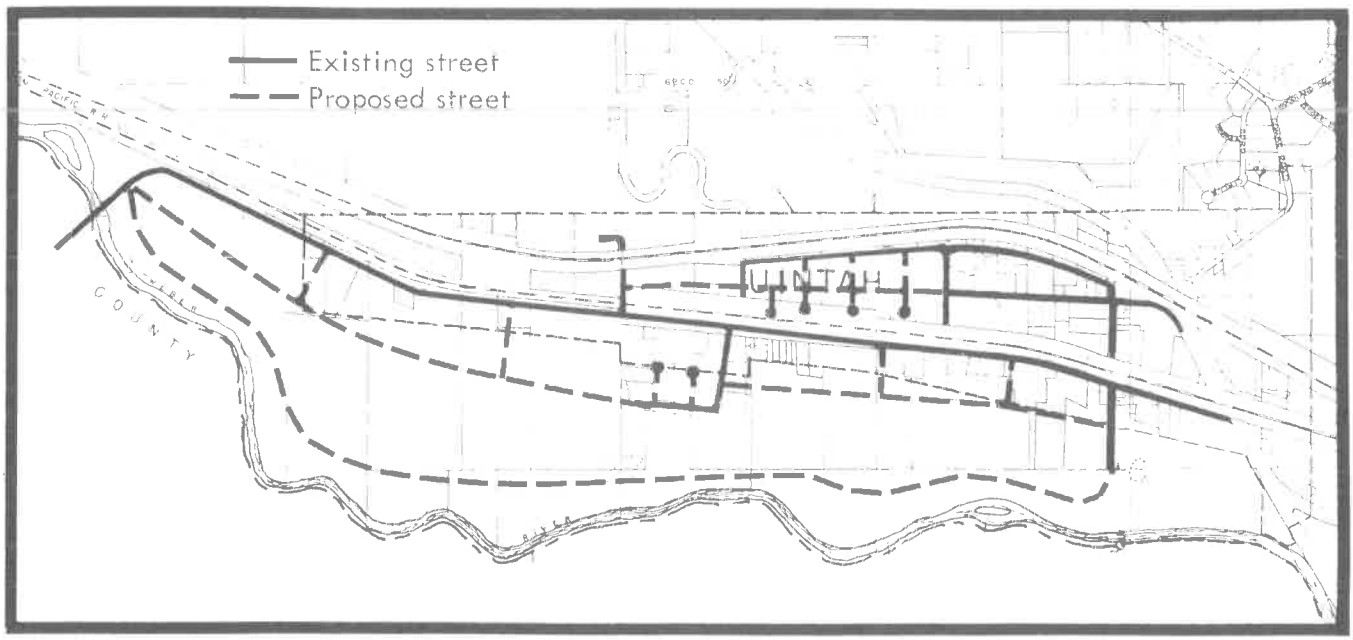
The following area maps show the recommended improvements to be made in the transportation plan and the accompanying table outlines in detail the improvement and their cost.

The following two area maps for the Uintah Bench, the township of Uintah, provide a review of many of the local roads which will be developed in relation to collector and arterial roadways which are planned for the Southeast Area.

Map #21 shows the overall transportation plan for the Master Plan Area and its relationship to the surrounding cities of Ogden and Washington Terrace.

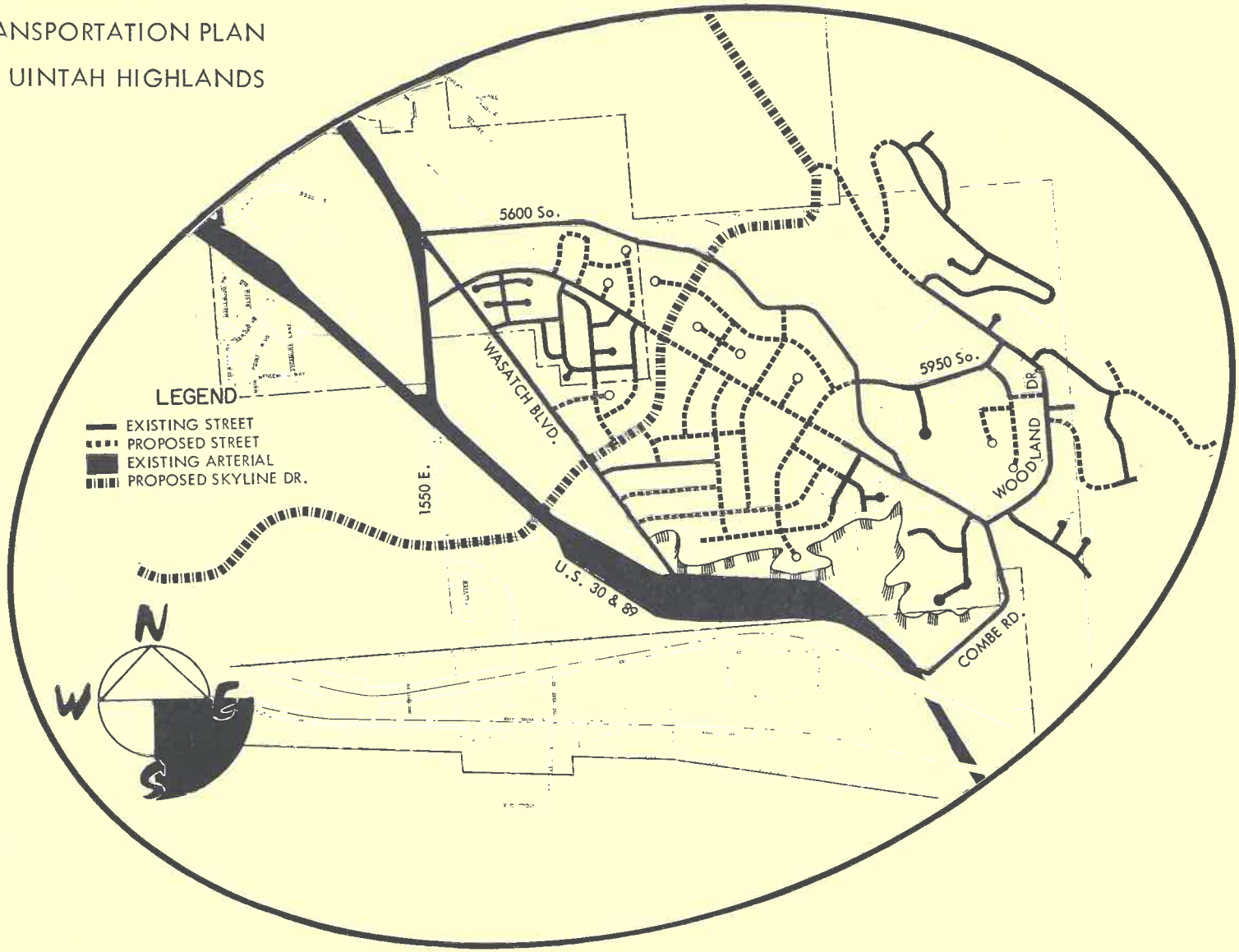
MAP 19

TRANSPORTATION PLAN FOR UINTAH TOWNSHIP



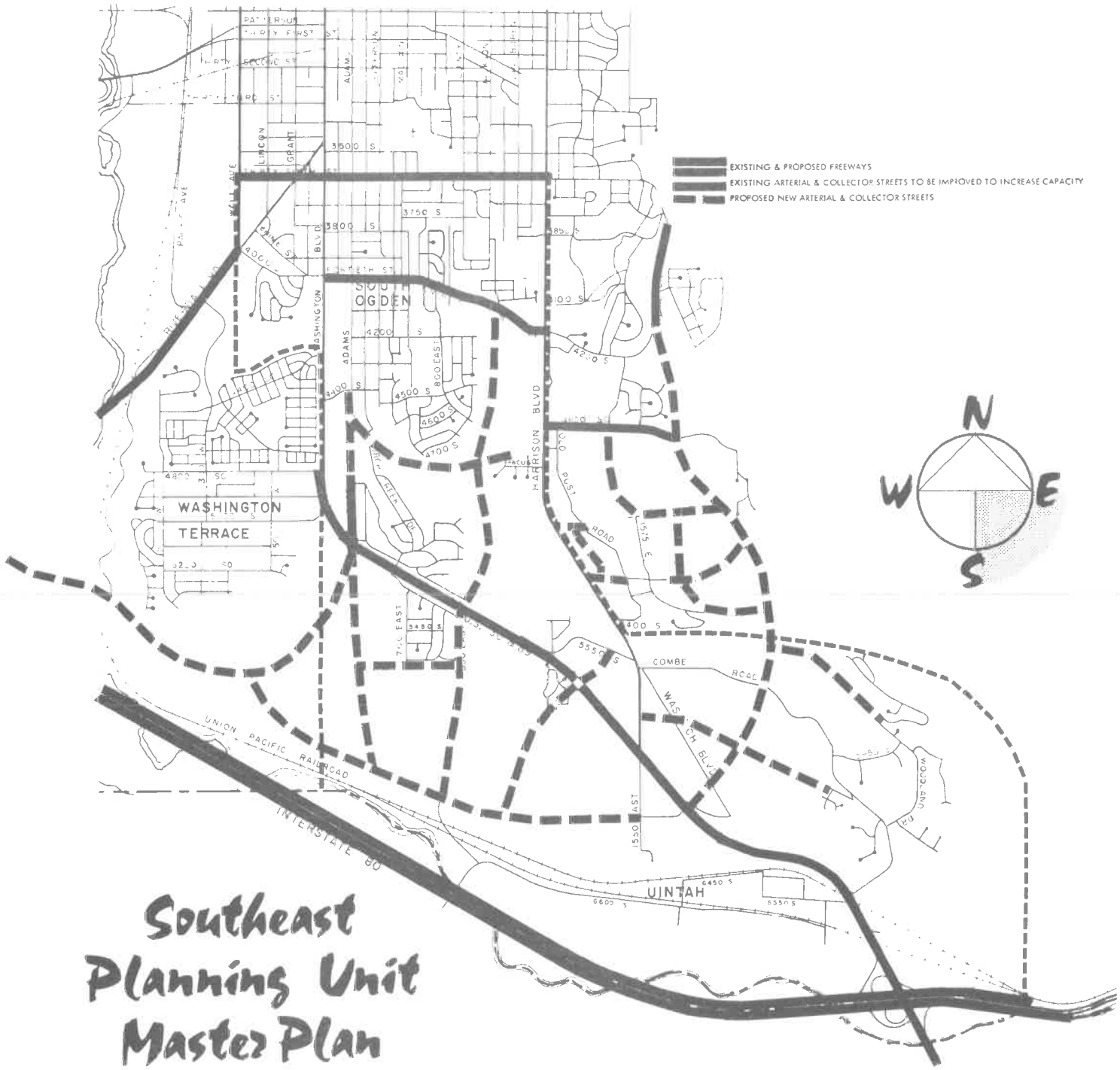
MAP 20

AREA TRANSPORTATION PLAN
FOR THE UINTAH HIGHLANDS



MAP 21

RECOMMENDED TRANSPORTATION PLAN



Southeast Planning Unit Master Plan

CHAPTER VII

PUBLIC UTILITIES AND PUBLIC SERVICES

The purpose of this chapter is to discuss the existing public utilities and services that are available in the southeast section and any proposals for extending them during the planning period. Within the context of this chapter, needs for improving culinary water delivery systems, storm drainage systems, and sanitary sewers are discussed and the plan for development illustrated through the use of area maps. Where possible tables have been used to show the cost breakdown of the proposed construction. The public services which are offered to the residents of the Southeast Planning Area are discussed in narrative form in relation to the adequacy of their performance level. Where there are plans to improve the service, the propsals are explained in relation to the needs that will be met. Should the reader drsire to obtain more complete information he should refer to the Weber County Master Plan 1969 for Water, Storm Water, and Sanitary Sewer published by the Weber Area Council of Governments and adopted by the several communities within Weber County.

Culinary Water: The Southeast Area Master Plan concerns itself with the development of culinary water for the Uintah Highlands Water Improvement District, South Ogden City, and the Township of Uintah. Each of these entities supplement whatever water resources they have with water purchased from the Weber Basin Water Conservancy District.

Map #22 shows the existing and proposed culinary water facilities for the planning area. The following outlines of information provide data related to the history of the systems, their present capacities, and future needs.

South Ogden City: The city's culinary water system was originally installed in 1937. It consisted of open storage reservoirs and six miles of 2, 3, 4, and 6 inch pipe. Water for the system was obtained principally from Strongs and Burch Creek Canyons.

Summary of Existing City Water Resources: A well producing 1,000 acre feet of water annually available water from Strongs and Burch Creek Canyons at a rate of 1,500 and 500 acre feet respectively.

Water is purchased from Weber Basin Water Conservancy District at a rate of 700 acre feet per year.

The water from Strongs Canyon and Burch Creek is not being used at the present time because they are open streams. The city is presently making arrangements to divert these supplies into the Weber Basin Filtration Plan and then into the city's distribution system.

The existing sources of water are adequate for the planning period. The present system for distribution storage consists of two, one million gallon reservoirs which are located east of the city; they are not interconnected and they serve different areas of the community. These reservoirs are not adequate to satisfy the immediate requirements being placed upon them. The plans for culinary water show one, one million gallon reservoir and one, two million gallon reservoir to be built on the east side of the city within the planning period.

The following table shows the projected water requirements and cost per phase development as planned within the County Master Plan for South Ogden's culinary water.

Uintah Township: In 1936, the town's people bonded themselves to finance the construction of four miles of pipe and a 180,000 gallon reservoir. The original open reservoir has been covered and some line extensions have been made since that time. The two springs which were developed for use in 1936 are still providing the culinary water for the town.

In recent years, because of considerable housing construction in the area, the town has found it necessary to purchase 92.5 acre feet of water annually from Weber Basin Water. As development continues to take place, it will be necessary to increase the amount of water purchased each year from the Conservancy District.

Deficiencies

Present distribution storage facilities are not adequate to meet peak demands and provide water for fire storage. An additional 250,000 gallons is recommended to provide adequate storage over the next twenty years.

Current Improvements

A contract has recently been let to Hyrum Neiderhauser Construction Company of Logan, Utah for the construction of a 250,000 gallon reservoir, and laying of new 6 inch water pipe along the railroad tracks into the area recently annexed by the Township. The construction contract also calls for the improvement of the existing spring to qualify it for approval by the state as an acceptable source of water as well as raising its rate of flow from 78 gallons per minute to 100 gallons per minute. The work being done under this 105,000 dollar project will be completed by January of 1972. The cost of the construction is being paid for with a Federal Grant for 50 percent of the actual construction cost, and a general obligation bond which has been sold by the community. To pay for this the town's mill levy has been raised and so has the culinary water fee to the residents.

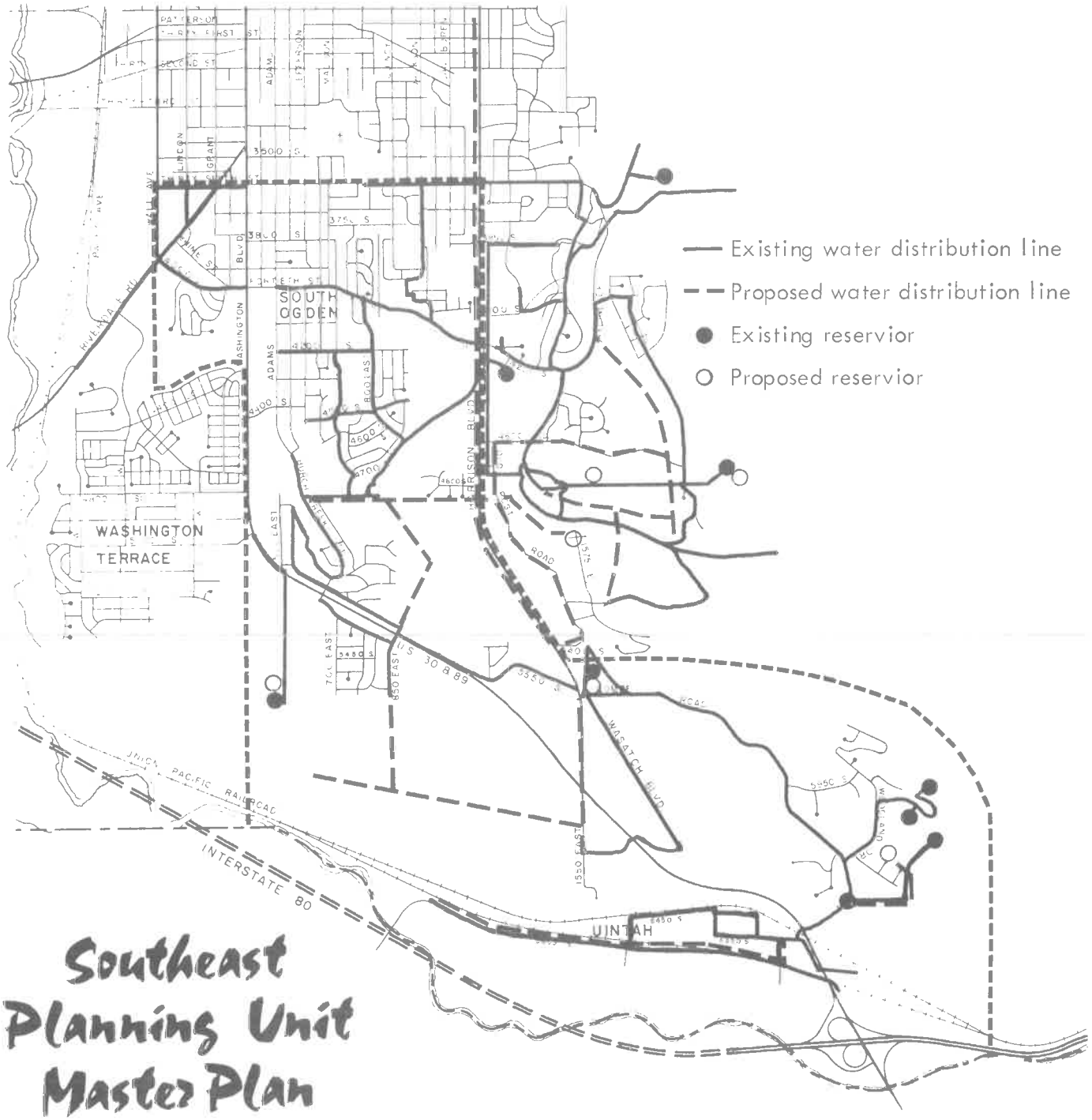
Uintah Highlands Water Improvement District

Created in 1966 under the direction of the Weber County Commission in accordance with State Law the Uintah Highlands Water District serves the residential development on the bench land above the town of Uintah. The District holds revenue and general obligation bonds amounting to $300,000 which was used to finance the construction of the water system.

The District purchases its water from Weber Basin. At the present time they have contracted for 62.5 acre feet per year. It is anticipated that during the next twenty years residential growth in the area will require the District to purchase an additional 59.5 acre feet.

MAP 22

EXISTING AND PROPOSED CULINARY WATER FACILITIES



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STORM WATER DRAINAGE

Since the beginning of development in Weber County by man as he settled and began to create towns, the natural flow of water from melting snows and summer cloud burst has been disturbed to the point that the rate of concentrated run-off has greatly increased. Water that used to be absorbed into the ground through percolation, now runs over miles of asphalt roads and cement curbs. Although flooding caused by this condition may be of short duration, it is often of sufficiently high volume and velocity to cause considerable damage. The problem of flooding specifically as it is related to the Burch Creek Flood Plans is discussed in Chapter of the Master Plan

Existing Facilities

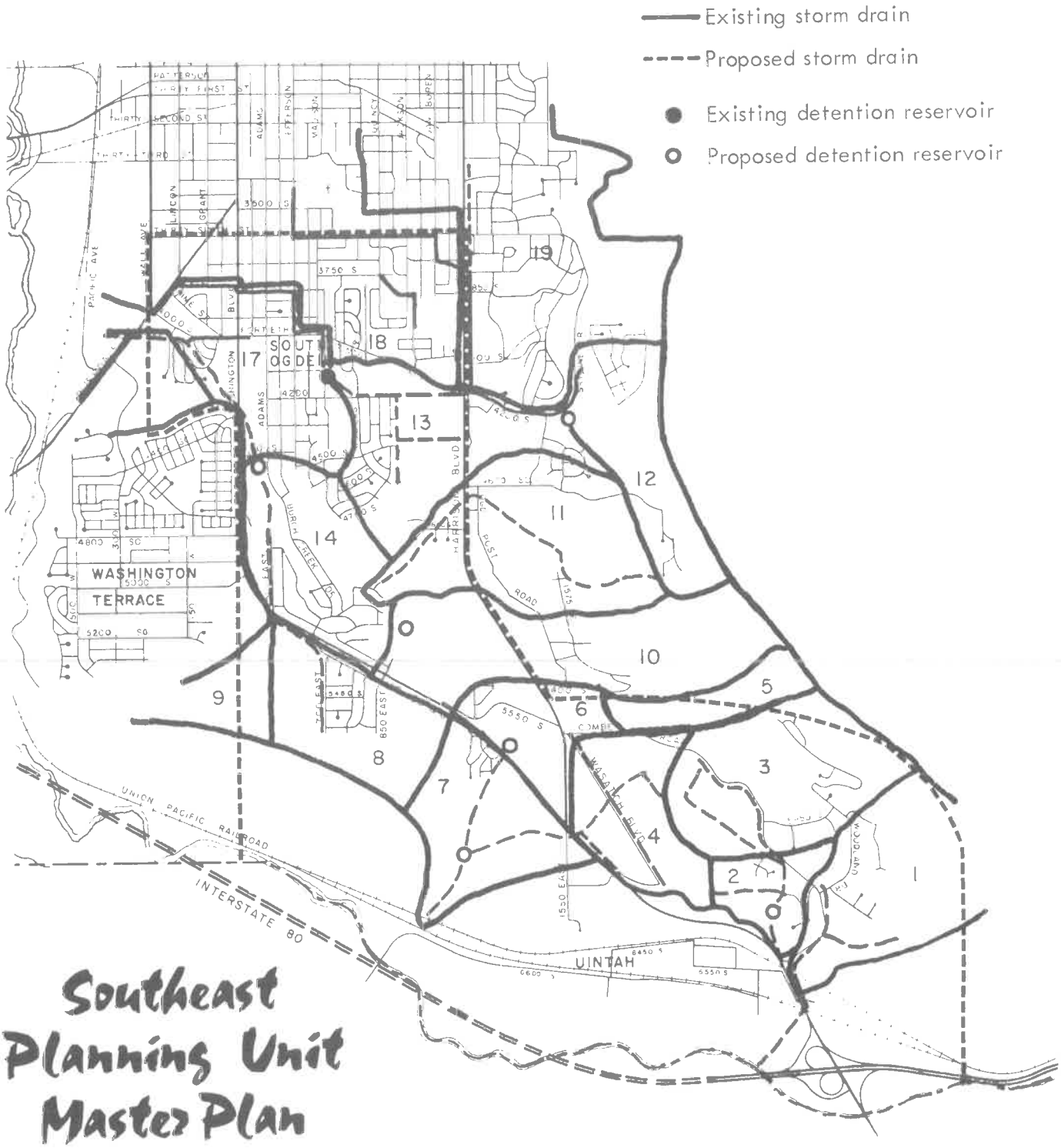
Existing storm drainage facilities are generally confined to individual communities within the County. The larger communities have recognized the flooding problems caused by inadequate drainage channels and have prepared a master plan for the construction of new and up-dated facilities. A common problem that exists between the communities is the coordingation of facilities to contol storm water as it leaves one city or town and enters another. This problem points out the need for a county wide storm drainage plan and system.

The Plan

The proposed plan for storm sewer improvement and development is part of the county wide master plan for the development of water, storm water, and sanitary sewerage. The design is based on a ten year frequency storm run-off study. An approximate ultimate flow from each of the drainage areas was obtained from a typical curve which gave the average run-off from the entire county. Through the use of aerial photographs and maps, existing and proposed storm drains in the communities within the county have been plotted and a plan prepared for development. Cost estimates shown in Table 36 are based on 1969 construction

MAP 23

EXISTING AND PROPOSED STORM WATER SEWER FACILITIES



Southeast Planning Unit Master Plan

costs and a summary of them accompanies the following map. Because of the expense involved the plan is broken down into 4, five year phases. The first of which began in 1970. The reader should note that many of the service areas overlap political boundaries and thus the cost would necessarily have to be apportioned on the basis of amount of input to the system. The following table shows the apportionment of cost as suggested in the Financial Resource and Cost Study for Phase I of the Storm Water portion of the County Master Plan.

TABLE 35

COST APPORTIONMENT OF FIRST PHASE DEVELOPMENT OF STORM SEWERS IN SOUTHEAST PLANNING AREA.

Service Area	Community	Use Benefits	Estimated Cost
1	Uintah	15%	$ 26,212
	Weber County	85%	148,534
2	Uintah	15%	29,896
	Weber County	85%	177,275
4	Weber County	100%	355,073
6	South Ogden	100%	6,325
7	South Ogden	100%	378,547
8	South Ogden	100%	256,820
13	South Ogden	10%	16,382
	Ogden City	90%	147,435
17	South Ogden	50%	91,600
	Ogden City	40%	73,280
	Weber County	10%	18,320
18	Ogden City	100%	1,109,430

SANITARY SEWERAGE

Existing Facilities

Prior to 1953 municipal sewage disposal collection systems has been established

in Ogden, South Ogden, and Washington Terrace. Waste water from these municipalities was discharged directly into the Weber River without treatment. Other communities within the County were served by individual disposal units.

In March on 1953, the Central Weber Sewer Improvement District was formed for the purpose of providing ttreatment facilities and trunk lines to serve Ogden, Washington Terrace, North Ogden, South Ogden, Riverdale, Harrisville, and parts of the unincorporated Weber County. The sewerage treatment plant is located four miles northwst of Ogden City in Slaterville. Each of the communities provide their own collection lines which tie into the trunk lines. The treatment plan and its trunk lines were completed and ready for use in January of 1959.

The Plan

The facilities proposed for the southeast area were planned to serve the ultimate anticipated growth in Weber County. The estimated ultimate population growth was used as a basis for designing the sewerage trunk lines, rather than just the twenty year period contemplated by this plan. This was done because the life of the pipe lines is much longer than twenty years, and the only way to increase the capacity is by constructing parallel lines which would be much more expensive than providing the initial capacity initially.

The estimated ultimate population density for the trunk line service areas is shown on the Master Plan Maps. The population densities range from one to twelve persons per acre depending upon the location and the desirability of the area for residential development. In general, the choice flatter residential areas were considered for twelve persons per acre, while the steeper and more rolling residential areas were considered as eight and ten persons per acre depending upon the steepness and the desirability of the area for residential purposes.

It is proposed to enlarge the Central Weber Sewer Improvement District Service area to include all of the area within Weber County which can be served by gravity flow to the existing treatment plant. The proposal includes the construction of collection lines in the South Weber - Uintah area.

The detailed information relating to the plan for enlarging the sewerage collection and treatment service may be found in the County Master Plan for Water, Storm Water, and Sanitary Sewer. The following map and table outline the existing and proposed development for the area included in the Southeast Planning Area. The table specifically indicates the cost of the proposed development and the time phase in which it is supposed to take place. As with the plan for culinary water and storm drainage, each of the phases consist of five year periods, the first beginning in 1970. The cost for the development of the proposed sewer lines within the Southeast Planning Area have not been allocated to the various political units as they were for storm water sewers. As will be noted by the reader, the majority of development for sanitary sewerage will take place in what is now the unincorporated county area of the planning unit. This will, however, change as the area develops and the desire for annexation is expressed.

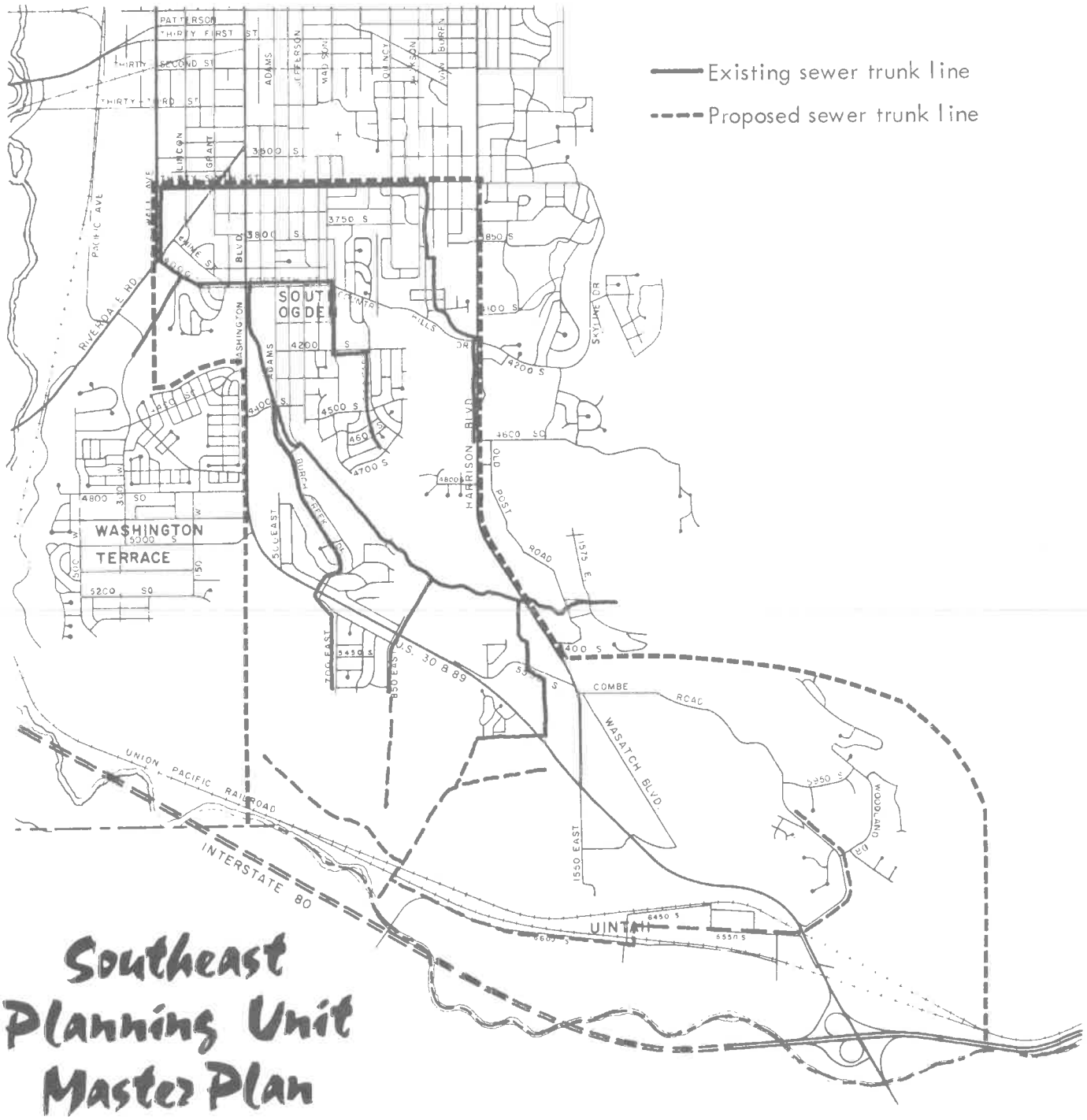
TABLE 36

SUMMARY OF CONSTRUCTION COST
FOR SANITARY SEWERAGE FACILITIES
SOUTHEAST MASTER PLAN AREA

Truck Line	Total Estimated Cost	Phase Development 1970-75	1975-80	1980-85	1985-1990	over
Line A	$ 2,832,000			X	X	X
Line A4	285,000				X	X
Line A5	41,000				X	
Line A52	13,000				X	
Line B	35,000	X				

MAP 24

EXISTING AND PROPOSED SANITARY SEWERAGE FACILITIES



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Public Services

The purpose of this section of the Master Plan is to discuss public services which the people living in the southeast section receive through the efforts of their respective local governments. This section specifically deals with police and fire protection, garbage collection, and ambulance service.

Police Protection

Police protection the the southeast section provided by the Weber County Sherriffs Department, the Uintah Police Department, and the South Ogden City Police Department. The sheriffs Department has a limited patrol capability in relation to the service it provides to the people living in the unincorporated parts of Weber County and even the rural communities such as Uintah due to its lack of manpower and budget. During the afternoon shift (3:00 P.M. to 12:00 A.M.) there are two deputies on patrol through the county, and after midnight there is one. On weekend evenings and holidays this means that there are two patrol cars on duty with members of the Jeep Patrol accompanying the officers. These cars pass through areas such as the Uintah Highlands, and Uintah at least three to four times during the afternoon shift and twice during the "graveyard shift." This seems to be adequate with exceptions occurring during the holidays and weekend periods, and then only when there is an accident or law enforcement problems which cause the "patrol cycle" to be broken. The deputies on patrol receive assistance from the Highway Patrol and other law enforcement agencies when they are called upon.

The township of Uintah has its own police force which consists of a marshall, a deputy, and one automobile, plus additonal basic equipment. The police force provides part time service in the amount of 120 hours per month to the people of Uintah. At this time there are no plans to expand the existing law enforcement program. It is recognized, however, that expansion will be necessary as the town continues to grow.

The South Ogden City Police Force is the second largest police force among the incorporated communities of Weber County. This well equipped and trained law enforcement agency provides full-time police protection to the residents of the city. At the present time, there are eight full-time officers and six auxilary officers that respond to an average of 275-300 calls per month.

The Chief of Police reports that his department finds itself involved in investigating all types of crime, but seems to find itself investigating more automobile thefts and shop lifting cases than anything else. The table showing the five year crim trend illustrates very adequately the areas of law enforcement problems in South Ogden.

In terms of the immediate future, two additional men will be hired and the skills of all the officers will be up-graded through professional training causes which are offered through the Police Science Department of Weber State College and the F.B.I. Academy. The city of South Ogden pays the tuition for its officers to attend these courses and the salary and promotional opportunities are tied to training, classwork, and on-the-job performance.

TABLE 37
ACCIDENT DISTRIBUTION - SOUTH OGDEN CITY

	1965	1966	1967	1968	1969
Property Damage	138	189	205	174	171
Motorist Injury	17	50	42	58	64
Auto Pedestrian	5	3	2	5	5
Auto Bicycle	0	2	2	0	0
Fatal Accidents	2	1	1	0	0
Total:	162	245	252	237	240

TABLE 38

FIVE YEAR CRIME TREND - SOUTH OGDEN CITY

	1965	1966	1967	1968	1969
Murder	0	0	0	0	0
Manslaughter	0	0	0	0	0
Forcible Rape	0	0	0	1	2
Robbery	1	0	6	3	6
Aggravated Assault					
Burglary	36	39	33	50	61
Grand Larceny	17	26	25	37	55
Petty Larceny	196	159	125	195	358
Auto Theft	8	16	8	16	35
Illegal Possession of Narcotics	0	0	0	0	0
Value of Stolen Property Recovered					
Number of Requests for Police Service	2952	3739	3682	3957	4842
Accidents Investigated	162	245	252	237	240
Moving Citations Issued					
Drunk Drivers Arrested					
Arrest for Narcotic Violations	1	0	2	2	0
Liquor Violations	2	3	1	2	6

Fire Protection

The town of Uintah has a small (350 gallon) pumper truck around which the community leaders are attempting to build a volunteer fire department. It is recognized by the person in charge of the program development that fire protection will be limited primarily to grass fires and home protection. It is anticipated that the Uintah Fire Department will provide "first-aid" in the case of home fires until larger units from nearby communities or Weber County can arrive.

The Town Board is looking forward to the time when the County will build a station in the southend of the planning area, or to the ability to become part of a fire district with a station located somewhere near the top of the Uintah hill. If neither of these are passible, the Town Board will approach the city of South Ogden with a proposal to contract for services when they build a station at the proposed location near the junction of Harrison Boulevard and Washington Boulevard.

South Ogden City has a 25 man volunteer fire department which serves the needs of the city's residents and through reciprocal agreements assist Washington Terrace and provides protection for the people living in the unincorporated areas of the County. The department is well equipped and presently is expanding the size of its physical facilities. In terms of equipment the fire department has two pumpers - one, a 1953 unit carrying 1100 gallons, and the second, a 1966 vehicle with 1300 gallons capacity. In addition to these, there is a four wheel drive unit which carries 250 gallons of water which is used primarily to fight grass fires.

Due to the rapid development and annexation of land to South Ogden there is an increasing need for a third pumper to be located in a new location. There are plans to build a new facility at a location US-89 near the present entrance to the Main Point Residential Area. On the master plan map the location is southeast of Main Point Boulevard as it intersects US-89. The need for a station at this location is made readily apparent when it is realized how difficult it is for a 16 ton unit to pull the hill from the present 39th Street location with enough speed to answer a fire call before extensive damage would be done to a structure in either Emeral Hills, Main Point, or The Meadows.

It is anticipated that within the next few years, as the city of South Ogden continues to grow, the existing volunteer fire department will gradually become a full-time department.

Ambulance Service

None of the communities in the Southeast Planning Area provide ambulance service for their residents and neither does Weber County. There are, however, three private ambulance companies which operate throughout the area. One of the three companies specialize in cardio-pulmonary care; and one of the three is located near the northwest city limits of South Ogden. All three, because of the availability of a good roadway system and the close proximity of the hospitals are able to provide relatively fast service to any part of the planning area.

Health Services

The Weber County Health Department located at 2570 Grant Avenue has the objective of protecting and promoting the health of all the people in Weber County regardless of race, creed, or previous condition of servitude. Generally speaking the services rendered by the department in terms of direct assistance are received by persons who qualify as being under privledged, on welfare, or otherwise indigent. However, a number of the services, particularly those related to infectious and/or chronic diseases may be received by any person living in the county regardless of their economic status.

Among the services offered by the County Health Department are the following:

1. An immunization clinic for school age children.
2. A speech and hearing clinic.
3. A dental Clinic
4. A rheumatic disease clinic.
5. Tuberculosis test.
6. A venerial disease clinic.
7. A family planning clinic which is open to all persons living in the County, and an occasional well-baby clinic.

In addition to these, the nursing staff pays visits to the homes of the chronically ill and is engaged in evaluating the needs of welfare people in relation to there receiving food supplements. The people involved in this program are referred to as the Agricultural Extension Division of Utah State University located in Ogden where they receive training in nutrition and food preparation. According to the nurse in charge this is one of the most important and successful self-help programs offered by the department. Medical problems are referred to the patients own physician or to a physician working with the department if the person does not have one of his own.

In addition to the above, the Health Department maintains the vital statistic records for the county and is responsible for the control of sanitary conditions throughout the county. This aspect of the department's functions directly affect the people living in or wishing to develop residential areas in the unincorporated portions of the Southeast Planning Area as the construction and operation of septic tanks fall within their jurisdiction. The testing and reporting of water purification levels and standards is another function of the sanitation division of the Health Department.

The Mental Health Department operates out of offices located on Healy Avenue just west of Washington. This department offers the five basic services to all the people of Weber County.

1. In-patient care at St. Benedicts Hospital.
2. Partial Hospital care coordinated with out-patient therapy.
3. Out-patient care.
4. Emergency 24 hour service - a social worker or staff psychologist is on hand at all times to receive calls and assist persons to receive help during crisis periods.
5. Consultation and education.

The department works with 55 local agencies to better serve the needs of the people living in the County. Recently the Mental Health Department was recognized as a model agency by the Regional Office of the National Institute of Mental Health. The department has recently received the National Association of County's Award for Achievement in Mental Health Programming.

Both of the above discussed departments are governed by a Board of Directors which are appointed by the Weber County Commission.

Garbage Disposal

Garbage collection services are provided to all of the residents in the Southeast Area either by city owned trucks and personnel, or private contract hauler. Both Uintah Township and South Ogden participate in the Weber County incinerator and land fill program.

South Ogden City collects garbage and yard clippings, tree limbs, and other debris on a once a week basis. The city at one time did contract with a private hauler to provide this service, but found that it was not an adequate method to serve the needs of the residents. The Township of Uintah and the people living in the Uintah Highlands area of the unincorporated county area, do however, contract for garbage disposal services with a private hauler and seem to find the service they receive adequate.

A newly patented incinerator plant was constructed during 1966 at a cost of approximately $500,000 to accommodate and dispose of the County's garbage and refuse. Temporary sites to handle flammable liquids, tree limbs, and grass clipping have been designated, and additional sites are under study at the present time. Approximately 200 tons of refuse are processed per day, six days per week. The ultimate design capacity of the incinerator is 300 tons of refuse per day. Nearly all of the communities in the County participate in the operation of the incinerator plant facility. This method of garbage disposal has thus far proven successful and will alleviate the need for large tracts of land to be acquired by the municipalities for land-fill operations as has been the practive in previous years.

CHAPTER VIII

GOVERNMENT AND ANNEXATION

Three local governments have a direct influence on the development that takes place in the Southeast Planning Area. Each of them differs from the other, both in form and apparent philosophy regarding development although all three are basically conservative in attitude.

South Ogden City's form of government is that of the mayor and council with an appointed administrator who is responsible for carrying out the desires of the elected body. The mayor and five councilmen constitute the primary governing body. They are elected by the people of the city to serve a 4 year term of office.

In relation to city planning, the molding of a plan for development and the City's adherence to with regard to recommendations to the City Council concerning the approval or disapproval of a proposed development is the responsibility of the South Ogden Planning Commission. This five member body is appointed by the mayor and council for an overlapping term of four years. The creation of a Planning Commission is the function of the City Council under Article 4 - Section 2-43 of the South Ogden City Ordinance.

The Township of Uintah is governed by a five member Town Board, one of whom is elected by the Board to serve as Town President. This form of local government has been in existance since 1936 when the town was formally incorporated. Uintah Township has established a five member Planning Commission in accordance with their ordinances.

The unincorporated areas within the Southeast Planning Area are governed by the Weber County Commission. The three members of this governing body are elected to serve staggered terms of 2,4, and 4 years. The Planning Commission appointed by the County Commissioners consist of seven members who serve three year overlapping terms of office.

Of the three governing units only the Weber County Planning Commission

has a professional staff which does research and implements the policy guidelines set by the Commission through the recommendations it makes regarding proposed developments.

Members of the Weber County Planning Commission staff serve as consultants to South Ogden and Uintah Planning Commissions as well as the other communities in the county. They provide guidance and opinions related to zoning and comprehensive land use policies particularly when they relate to a specific proposals for development. Members of the staff also undertake the development of comprehensive land use master plans under the direction of the local planning commissions either on an individual or cooperative basis. The resulting master plan will serve the communities involved as written statements of intent which act as guidelines for future decision making processes.

Zoning A Tool of Local Government

The purpose of zoning land for specifice uses in relation to planning is to mold the orderly growth of communities in an effort to provide adequate protection for the public. Zoning is a legal tool exercised through the police power given to a city or town by the state for the purpose of protesting the health of general welfare of the citizens living in the community. Without zoning a person owning a vacant lot in the middle of an expensive residential neighborhood would have the unlimited right to develop the land as he saw fit. He could conceivably build a small meat packing plant or foundry on the lot which of course would be objectionable to all the other property owners in the area. With zoning, the public can rest assured they are protected from the evils of incompatable uses being developed in immediate proximity to one another. In some cases, zoning is not always the most acceptable answer. In instances where an existing zone restriction causes a hardship to an individual, the owner may appeal the ruling to a Board of Adjustment which may in turn grant a variance which will allow the owner to use his property for a purpose not normally permitted.

Amendments To Existing Zones

While there are no major changes to be made in zoning as applied to the land within the unincorporated areas the master plan does envision numerous changes in land classification within the unincorporated parts of the county. These changes, however, will not take place until the land is either annexed into an adjoining town or city or becomes a part of a special service area. In either case the zoning change will result from specific proposals for development having been brought before the respective governing body.

The plan does, however, envision:

1. The development of open zones (0) to protect natural water courses and flood plains as well as other open space areas which have been set aside for the benefit of the general public.

2. The development of Hillside Development Control Ordinance by South Ogden City and Uintah Township as well as the enforcement of the existing Weber County Ordinance which controls development on slopes 25 percent in the unincorporated parts of the Southeast Planning Area.

3. The development of zones in which development is restricted due to geologic hazards (fault formations - landslide areas); and,

4. The development of a Residential Business Professtion Zone (R-BP) within South Ogden and the County to permit the construction of professional offices in areas which are predominately residential in character. The residential limitations envisioned for this zone would be developed under conditional use permits. The plan further envisions that provisions for "research centers" be made a conditional use within the light manufacturing or the highest density residential zone. If the ability to build a research center is made a conditional use in the R-5 zone it should include strict control standards regarding traffic engress, and egress, site planning including architechtural and landscaping standards, signing and parking provisions, which should be imposed by the Planning Commission.

There will necessarily be changes made in each of the affect zoning ordinances relating to densities and related lot areas, and yard requirements which will be allowed in the residential zones. South Ogden City's Zoning Ordinance will receive the majority of the effort directed toward up-dating and consolidating

in the residential zones. South Ogden City's Zoning Ordinance will receive the majority of the effort directed toward up-dating and consolidating the zones proposed in the Master Plan. These changes will be reflected in the individual ordinances of the city, town, and county governing development in the Planning Area.

Annexation Of Unincorporated Land Areas

The annexation of land presently in the unincorporated area of Weber County within the Southeast Planning Area to one or more of the incorporated communities depends upon two primary factors: (1) the need for public utility service, and (2) the establishment of a workable and acceptable "County Service Area Ordinance." Of the two factors, the second is the most important in terms of immediate needs. The importance of the county service area concept lies in the fact that it provides an alternative to the land developer who desires to provide urban-type public utilities and services, but yet does not want to annex to a city or town. The concept provides that the Service Area would be established as a taxing district within the unincorporated part of the County and through revenue raised by the mill levy established (maximum of 15 is permissible) by the people living in the area the utilities and services would be provided. It should be noted that the levy established for the service area is paid in addition to the county mill levy.

In considering any annexation proposal the community to which the land owners desire to become a part of should establish a fact finding committee made up of representatives from the land area to be annexed, the community's financial interest, the areas immediately adjacent to the land to be annexed, the special districts whose bodies or services are found within the existing community and the land area to be annexed.

The committee should consider:

A. When determining the boundaries of the area to be annexed, the size of the tract in relation to:
   (1). Existing boundaries created by Special Districts.
   (2). Areas of population growth.

(3). Existing physical boundaries which create natural boundaries.
(4). Social boundaries created by the location of schools, churches, shopping facilities, and other institution which serve the people of the area.

B. The economic characteristcs of the area to be annexed in order to determine what the tax-base will be in relation to the city. Is the area capable of supporting itself in relation to the public utilities and services it will require?

C. The affect annexation will have on the tax rate base in relation to the property taxes received. If the city assumes the services and functions that were once part of a special district, the city must calculate its cost to provide the same services in relation to the amount of tax revenue to be gained from the area to be annexed.

D. The affect of annexation upon fire insurance rates in the event that the level of fire protection given the annexed area is not as high as that provided for the remainder of the city, the area to be annexed may be designated as a special zone and given a higher insurance rate than that prevailing in the city.

E. The affect of annexation upon the cost of providing public services should be carefully considered in light of the possibility of increasing the cost due to the need for extending the same service to the newly incorporated area. The committee must ascertain whether or not the increased tax revenue to be received immediately, and in the near future from the area is capable of paying for the extended services. If not, the city will have to determine whether or not it is desirable to subsidize the annexed area until it can pay for the services provided.

Among these services which may be affected are:

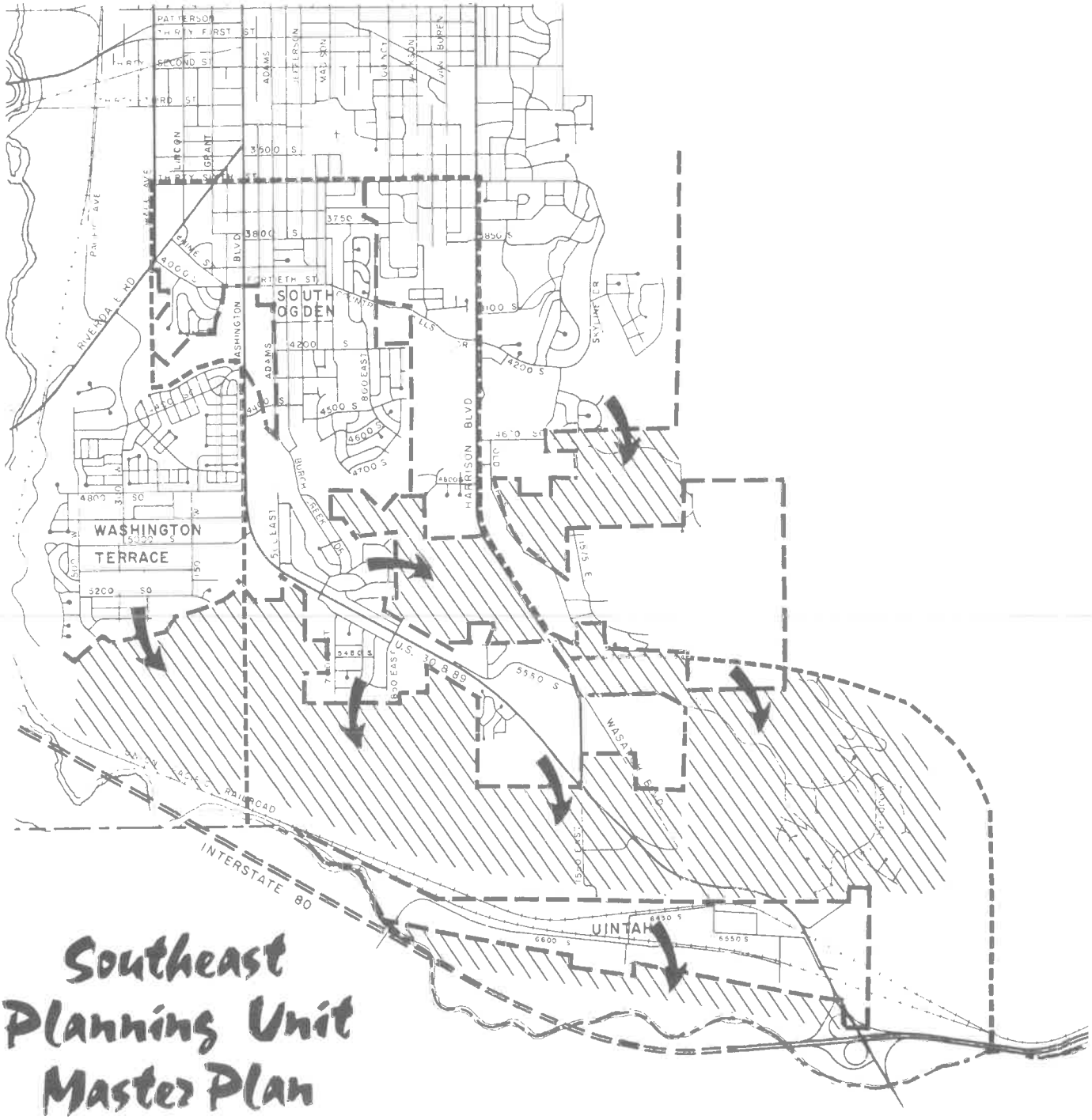
(1). Garbage collection and disposal.
(2). Parks and recreation facilities.
(3). Street lighting.
(4). Police protection.
(5). Fire protection.
(6). Animal control.
(7). Mosquito abatement.
(8). Maintenance of streets and roads.

F. The affect of annexing land to the city from a special district in relation to the city from a special district in relation to the absolute necessity of maintaining the district's financial solvency. For some districts, the annexation of portions of its land will not cause financial hardship; for others, the removal of one tenth of the districts total area could mean financial destruction,

MAP 25

ANTICIPATED ANNEXATION BOUNDARIES

Alternative 1

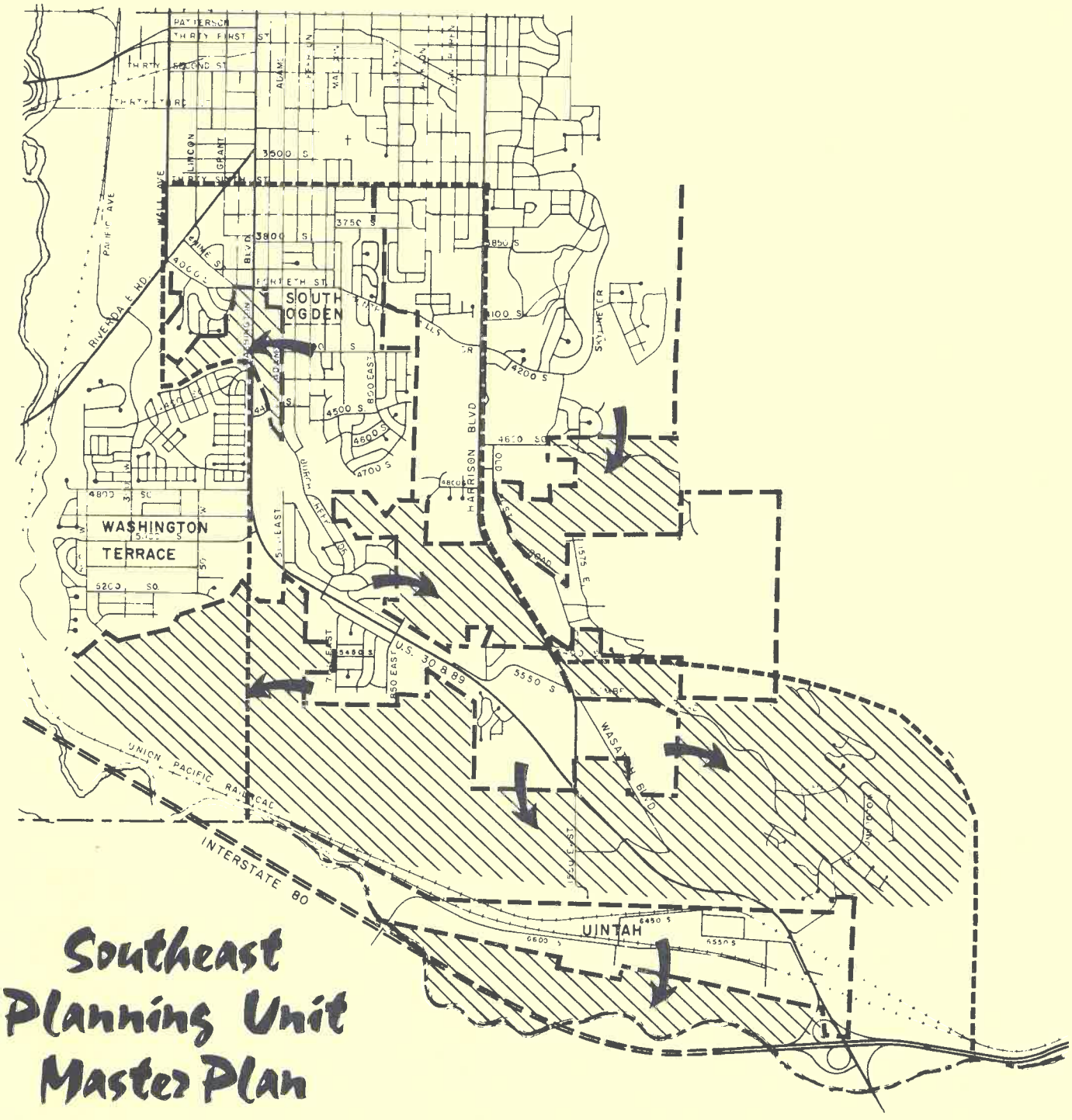


Southeast Planning Unit Master Plan

MAP 26

ANTICIPATED ANNEXATION BOUNDARIES

Alternative 2



Southeast Planning Unit Master Plan

thus the inability to provide any person the service for which the district was orginally designed.

Whether or not an area chooses to annex to a neighboring city, or become a county service area will be determined largely on the basis of a thorough cost benefit and local governmental structure analysis. With this in mind the maps numbering 25 and 26 show possible plans for future annexation of unincorporated lands in the Southeast Master Plan Area to existing municipalities.

CHAPTER IX

IMPLEMENTATION OF THE PLAN

Now that the governing bodies within the Southeast Master Plan Area have prepared this comprehensive development plan which is designated as a guideline for decision makers to use in molding the environmental destiny of their communities they must develop the tools to implement the goals and policies of the plan. In itself, the plan serves only as a picture representing desires for the future of the planning area. In order to become a reality the respective local governments must develop strong building codes and ordinances which will provide the administrators with the necessary tools to carry out the intentions of the plan. However, more important than the creation or adoption of codes and/or ordinances is the level of commitment-to the goals and policies outlined in the plan-expressed by those persons who have the power to shape the future of their communities through the decision making process.

Zoning Ordinances

The changes within the respective zoning ordinances as discussed in the previous chapter which are necessary to implement the goals and policies of the Master Plan will allow the governing bodies to provide greater protection to the citizens, and at the same time enhance the orderly development of the planning area in such a manner that it will continue to be an increasingly desirable area in which to live, work, and play. Revised regulations controlling the use of land, and structures within specified zones will permit the eventual development as well as re-development of the land area in conformance with the Land Use Plan. A sign ordinance committee needs to be established to review existing controls and rewrite the ordinance to comply with the proposals in the Plan. The adoption of a new sign ordinance will contribute to the aesthetic qualities of the planning area.

Housing Code

During the past decade, a great deal of interest has been focused on problems of substandard housing. Many municipalities around the country have drafted, adopted and are enforcing minimum housing standards as one of the means for improving and preserving the existing housing supply and removing blighted structures, thereby contributing to sound urban growth. The importance of the housing code has been linked closely to the broad problems of urban renewal and community development. A housing code is one of the requirements which a municipality must meet if it expects to qualify for federal financial assistance to local programs for the elimination and prevention of blight.

Basically, a housing code prescribes the minimum conditions under which building or parts of buildings may be lawfully occupied as dwellings or dwelling units. Included in this concept of essential requirements for health, safety, and public welfare, the housing code provides minimum standards of space per occupant, required basic sanitary and heating facilities, light and ventilation, building structure conditions and construction and repair.

Housing codes have very specific limitations. They do not remove such contributing factors of blight as poor neighborhood design, inadequate community facilities and improper municipal housekeeping. When supported by good planning, urban renewal and necessary capital improvements, housing codes can limit decay and preserve useful structures in older neighborhoods by requiring owners and tenants to keep their dwellings up to minimum standards. Within the next year the communities within the Southeast Planning Area should adopt the 1970 edition of the Uniform Housing Code.

Code Enforcement

Codes and ordinances, no matter how comprehensive they may be, will only be as useful and affective as their enforcement. The various codes and ordinances should be applied consistantly to all public and private properties.

Weber County, South Ogden City, and Uintah Township are in need of enforcement personnel.

Housing Element

The preparation of the Initial Housing Element for Weber County and its municipalities in 1970 marked the beginning of a comprehensive housing element which will be researched during the next two years. The final comprehensive housing element (scheduled for completion in December of 1972) will analyze the dollar values of homes by lot, the distribution of housing for minority and low income persons, and the need for specific housing in designated locations.

Citizens' Support

A carefully presented public relations program is necessary to identify needs and organize public support for any urban development plan. if public understanding and support is not forthcoming, the result will be the failure of the public to support needed bond issues, failure of the public to elect progressive-minded civic leaders, and cause litigation in public hearings and court cases concerning taxation, special assessments and zoning. In order to organize such public support, the governing bodies within the Southeast Planning Area must emphasize citizen participation in its major civic development programs.

Public relations - education - is especially important in the development of a major building program. A great deal of apprehension related to such an improvement program can be dispelled by a well planned and executed informational program involving talks, newspaper articles, and distribution of simple summary statements on plans.

Public relations is especially important in South Ogden, a City where public support and participation is not noticeably aggressive. The citizens must be reached through more frequent talks with the man on the street. Planning issues should be published more often in local newspapers.

Capital Improvements Programming

Few municipalities or counties are so forntunate as to have available at any time sufficient revenues to supply all the demands for newer enlarged capital improvments. Consequently, local governments are faced with the necessity of making decisions as to the relative priority of specific projects and establishing a schedule for their commencement and completion. The orderly scheduling of public improvements is best accomplished if it is done in relationship to a long-range comprehensive master plan.

Capital improvements are major projects requiring the expenditure of public funds, over and above annual operating expenses, for the purchase, construction, or replacement of physical community assets. The purchase of community land is a capital improvement as well as the acquisition or construction of facilities, such as city halls, hospitals, libraries, parks, and schools. Capital improvements programming is the preparation and updating of a proposed schedule of public works and related equipment to be built or purchased by local government during the next few years. To be effective, it should cover the community's entire range of public facility and service requirements. In the program all future projects are listed in order of construction priority together with cost estimates and the anticipated means of financing each project. A six year programming period is generally considered to be most suitable due to the amount of time necessary to plan and finance major facilities. The land acquisition and construction activities of neighboring jurisdictions should at least be considered in the program.

SOME ADVANTAGES OF CAPITAL IMPROVEMENTS PROGRAMMING ARE:

1. Focusing attention on community goals, needs, and capabilities.
2. Achieving optimum use of the taxpayer's dollar.
3. Serving under community interests.
4. Encouraging a more efficient government administration.
5. Improving the basis for intergovernmental and regional cooperation.
6. Maintaining a sound and stable financial program.
7. Enhancing opportunities for participation in Federal or State Grant-In-Aid Programs.

SOME OF THE MAIN PARTICIPANTS IN THE PROGRAMMING PROCESS SHOULD INCLUDE THE FOLLOWING:

1. Chief Executive - This man (Mayor, Town President, Commissioner, or City Manager) usually assumes the major administrative responsibility for development of the program.
2. Planning Agency - This group may gather the data and prepare the capital improvements program.
3. Program Coordinator - The actual task of preparing the program is left up to this man whether he is part of the staff or a special committee.
4. Operating Departments - These departments initiate project requests.
5. Finance Officer - This man is responsible for the financial analysis and projections necessary for the program. He also reviews both capital and operating budget implications of individual project requests, and he determines the best means for financing each project.
6. Governing Body - This group (City Council or Town Board) should participate in the establishment of goals and procedures for the program.
7. Citizen advisory committees and consultants may be used in the program as well.

THERE ARE SEVEN MAJOR STEPS IN THE PROGRAMMING PROCESS. THESE ARE:

1. Submission of proposed capital improvements projects to the program coordinator and means to be used in financing them.
2. Financial analysis of both the community's ability to pay for the projects.
3. Review and selection of projects for inclusion in the program in order of their priority.
4. Preparation of a tentative six year program.
5. Consideration and final approval of the program by the governing body.
6. Public approval of financing arrangements for individual projects.
7. Annual review and revision of the program.

If a Capital Improvement and Master Plan implementation program is to be effective, coordination between all departments of local government is essential. Meeting of the Department Heads, held at regular intervals may be the means of coordinating and integrating the efforts in a unified approach to achieve the objectives of physical growth as expressed in the Master Plan.

Sources of Revenue To Implement Capital Improvements Programming

The primary source of revenue for a Capital Improvements Program is local sales tax. This being the case, the major problem is stimulating the economy in order to obtain the needed monies for approved programs. Revenues from sales tax distributed to Uintah and South Ogden on the basis of population as is the practice do not readily meet the needs of South Ogden and Uintah, and be even less in future years if the tax revenues are distributed on the basis of "point of sale" as has been ruled by the State's Attorney General.

A second major source of revenue for capital improvements programs is the sale of General Obligation on Revenue Bonds. Towns and cities are permitted by the State Constitution to borrow up to 4 percent of the value of their taxable property; however, the legal limit established by law is not necessarily a safe standard to follow. At best it constitutes a maximum limit, and usually it is either so high or permits so many exceptions, or is vitiated by the overlapping of local borrowing units as to be quite ineffective. Thus the only sound policy is to determine a realistic limit somewhere within the legal limit that fits the community and its capacity to create the revenue necessary to pay-off the bonds.

Bonds may be considered for use when the projects are large and costly in relation to a municipalities current financial resources, projects which have long utility and are not a frequently re-occurring type. The capital cost of self-supporting enterprises, such as water and power systems, justifyably may be met by borrowing, provided the amortization of the debt is sufficiently rapid to keep ahead of depreciation and obsolescence. General obligation bonds are those bonds which are backed by the full faith and credit of city, town, or county government. They are usually paid with revenues obtained from property taxes. A revenue bond is an obligation bond issued to finance a revenue producing enterpirse (i.e. a swimming pool, or parking lot) and payable - both principal and interest exclusively from the earnings of that enterprise.

As of 1971 the total principal and interest owed by the South Ogden

City for both general and revenue bonds amounted to $422,248. The amount of indebtedness which may have been incurred as of 1971 based on the 4 percent of Estimated Fair Cash Value allowed by law is $1,644,565. These figures indicate that the city is in a relatively good position with regard to their bond retirement program.

The Township of Uintah has just incurred a large bonded indebtedness for the purpose of improving their culinary water system. The amount of this town's total indebtedness is not known at this point in time, however, as of this year their indebtedness level may reach a maximum of $67,020.

The third source of obtaining necessary revenues to finance capital improvement programs is the matching funds through utilization of available federal programs for local assistance. It is not an exaggeration to say that there are literally hundreds of assistance programs available for use by local governments entities. The problem lies in matching the needs of the community with the right program and meeting the requirements and priorities estimated by the federal agencies which seem to be ever changing.

The actual establishment of a capital improvements program for the communities involved in the development of the Southeast Area Master Plan is found in separate reports. This has been done so that the priorities established by the communities and the related budgets may be included in the respective annual budgets and ammended as necessary. There is however, budgetary information related to culinary water improvements, storm drains, sanitary sewerage, and roads in chapters 6 and 7 of this Master Plan.

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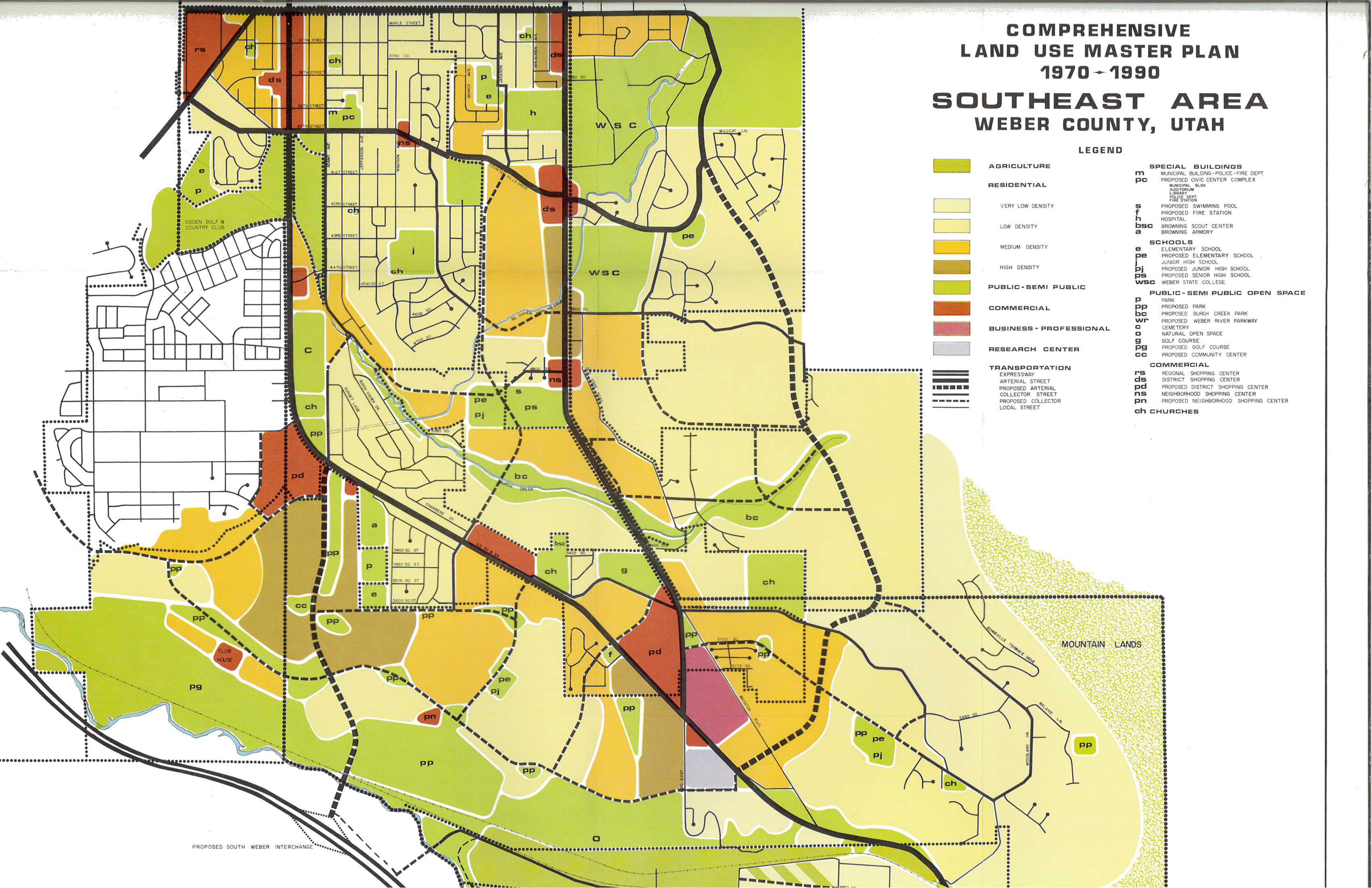

COMPREHENSIVE
LAND USE MASTER PLAN
1970 - 1990
SOUTHEAST AREA
WEBER COUNTY, UTAH
LEGEND
AGRICULTURE
RESIDENTIAL
VERY LOW DENSITY
LOW DENSITY
MEDIUM DENSITY
HIGH DENSITY
PUBLIC-SEMI PUBLIC
COMMERCIAL
BUSINESS-PROFESSIONAL
RESEARCH CENTER
TRANSPORTATION
EXPRESSWAY
ARTERIAL STREET
PROPOSED ARTERIAL
COLLECTOR STREET
PROPOSED COLLECTOR
LOCAL STREET
SPECIAL BUILDINGS
m MUNICIPAL BUILDING-POLICE-FIRE DEPT.
pc PROPOSED CIVIC CENTER COMPLEX
MUNICIPAL BLDG
AUDITORIUM
LIBRARY
POLICE DEPT.
FIRE STATION
s PROPOSED SWIMMING POOL
f PROPOSED FIRE STATION
h HOSPITAL
bsc BROWNING SCOUT CENTER
a BROWNING ARMORY
SCHOOLS
e ELEMENTARY SCHOOL
pe PROPOSED ELEMENTARY SCHOOL
j JUNIOR HIGH SCHOOL
pj PROPOSED JUNIOR HIGH SCHOOL
ps PROPOSED SENIOR HIGH SCHOOL
wsc WEBER STATE COLLEGE
PUBLIC-SEMI PUBLIC OPEN SPACE
p PARK
pp PROPOSED PARK
bc PROPOSED BURCH CREEK PARK
wr PROPOSED WEBER RIVER PARKWAY
c CEMETERY
o NATURAL OPEN SPACE
g GOLF COURSE
pg PROPOSED GOLF COURSE
cc PROPOSED COMMUNITY CENTER
COMMERCIAL
rs REGIONAL SHOPPING CENTER
ds DISTRICT SHOPPING CENTER
pd PROPOSED DISTRICT SHOPPING CENTER
ns NEIGHBORHOOD SHOPPING CENTER
pn PROPOSED NEIGHBORHOOD SHOPPING CENTER
ch CHURCHES
MOUNTAIN LANDS
OGDEN GOLF & COUNTRY CLUB
CLUB HOUSE
PROPOSED SOUTH WEBER INTERCHANGE
MAPLE STREET
WILDCAT LN.