



# General Plan, Rezoning & Text Amendments

The Weber County General Plan's sets the direction for land use in unincorporated Weber County. This is done through the adoption of goals and policies. State law requires that a variety of County actions be consistent with the general plan. The General Plan is implemented by various means including zoning and subdivision ordinances. The General Plan may necessitate rezoning of property. It is County Policy that rezoning of property be consistent with the County's General Plans. The purpose of zoning regulations is to promote the general welfare, safety, health, convenience, and economic prosperity of the County.

**General Plans:** This application describes the legislative process by which applications to amend or add new language to the General Plan are considered. If a land use application is not in conformance with the General Plan, an amendment to the General Plan may be required.

**Rezoning of property (Zoning Map Amendments):** This application describes the legislative process by which applicants can petition to change zoning on a property.

**Text Amendments:** This application describes the legislative means by which applicants can petition to add, change, or delete language in the Weber County Zoning or Subdivision Ordinance.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: \_\_\_\_\_ Time: \_\_\_\_\_

- **Staff member assigned to process application:** \_\_\_\_\_

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> Tuesday of the month.

## Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that your application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.

The application shall also be accompanied with the following information as found in the Weber County Land Use Code Title 102 Administration Chapter 5-4 Application Submittal:

- A. A Concept Development Plan meeting the requirements listed in the Weber County Zoning Ordinance Title 102 Administration Chapter 5-4 Application Submittal.



- B. Feasibility letters from the appropriate state or county agencies for water and wastewater.
- C. Narrative from the project engineer explaining the feasibility for mitigation of storm water run-off.
- D. The applicant shall provide a narrative addressing the following information:
  1. How is the change in compliance with the General Plan?
  2. Why should the present zoning be changed to allow this proposal?
  3. How is the change in the public interest?
  4. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
  5. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
  6. A narrative describing the project vision.

The Ogden Valley Destination and Recreation Resort Zones have additional approval criteria as listed in the Weber County Land Use Code Title 102 Administration Chapter 5-3 Approval Criteria and Title 102 Chapter 5-4 Application Submittal:

- A. Due to the anticipated scale and potential impact of a Destination and Recreation Resort on Weber County and other surrounding areas, additional information, shall be required to accompany any application submitted for consideration of a Destination and Recreation Resort Zone approval. The additional information shall consist of the following:
  1. Concept Development Plan showing sensitive land areas as described/mapped in the Weber County Land Use Code Title 104 Zones Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
  2. Traffic Impact Analysis
  3. Cost Benefit Analysis
  4. Recreation Facilities Plan
  5. Seasonal Workforce Housing Plan
  6. Emergency Services Plan including a Letter of Feasibility from the Weber Fire District and Weber County Sheriff's Office
  7. Letter of Feasibility from the electrical power provider
  8. Density calculation table showing proposed density calculations
  9. Thematic renderings demonstrating the general vision and character of the proposed development

Other Weber County Land Use Codes may apply as determined in the pre application meeting.

**Fee Schedule**

Property Zoning _____	Fee Required _____
• <u>Changing text in Ordinances</u>	\$300
• <u>Rezone a tract of land that is 100 acres or more</u> in any Forest, Shoreline, Agricultural, or Residential zone	\$1,000
• <u>Rezone a tract of land 5 acres, but less than 100 acres</u> in any Forest, Shoreline, Agricultural, or Residential zone	\$500
• <u>Rezone a tract of land 5 acres or less</u> in any Forest, Shoreline, Agricultural, or Residential zone	\$225
• <u>Rezone a tract of land</u> to a Mobile Home Park, Gravel, Commercial, or Manufacturing zone	\$500



### Approval Criteria

Staff will review your application using the requirements of the Weber County Land Use Code Title 102 Administration Chapter 5-3 Approval Criteria:

To promote compatibility and stability in zoning and appropriate development of property within Weber County, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety, and welfare of Weber County and the purposes of this Ordinance.

The Planning Commission and the County Commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the General Plan, surrounding land uses, and impacts on the surrounding area. The Commissions will consider whether the proposed development, and in turn the application-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The County Commission may require changes in the Concept Plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.

The Destination and Recreation Resort Zones have additional approval criteria:

- A. The proposed Resort can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Title 104 Zones Chapter 28, Ogden Valley Sensitive Lands Overlay District of the Weber County Land Use Code.
- B. A professional and empirical study has provided substantial evidence determining that the proposed Resort is viable and contributes to the surrounding community's economic well being.
- C. A professional and empirical study has provided substantial evidence determining that proposed traffic mitigation plans will prevent transportation corridors, serving the Resort, from diminishing below an acceptable Level of Service.
- D. The natural and developed recreational amenities, provided by the Resort, shall constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities.
- E. The proposed Resort's Seasonal Workforce Housing Plan will provide a socially, economically, and environmentally responsible development.
- F. The proposed Resort can demonstrate that public safety services are and/or will be feasible and available to serve the project in a manner that is acceptable to the County Commission.

### For Your Information

An application for a rezoning expires eighteen (18) months after submittal, if not acted upon, provided however, that the Director may extend the application for six (6) months for just cause.

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning)  
Copies of the applicable Weber County Land Use Codes and other helpful information are also available at this web site.