



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	File #ZTA2025-04, Proposed changes to the Weber County Land Use Code removing or adjusting provisions made irrelevant as a result of the newly incorporated Ogden Valley, and making other amendments that better tailor the code to the needs of the growing unincorporated area(s).
Agenda Date:	May 26, 2026
Applicant:	Weber County
File Number:	File #ZTA2025-04
Frontier Project Link:	https://frontier.co.weber.ut.us/p/Project/Index/26735

Staff Information

Report Presenter:

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Report Reviewer:

RG

Applicable Ordinances

[See attached]

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. For this circumstance, criteria for recommendations in a legislative matter require a review for compatibility with the general plan and existing ordinances.

Executive Summary

The planning staff and planning commission have been working to update the county's land use regulations. With the incorporation of Ogden Valley, there are a number of regulations that have become antiquated and should be modified. The entire land use code (Part II of the Weber County Ordinances) has been reviewed for necessary changes that relate to the new city's incorporation, but also contains modifications to a few lower-hanging ordinance changes we've been tracking over the years. There is quite a bit more updating that are needed, but if approved, these amendments will get the code one step closer.

For a complete executive review of the proposed changes, together with the subject's code references, please see the planning commission memo in Attachment A. The actual ordinance is Attachment B

Planning Commission Considerations

The planning commission considered the amendments in a work session on February 3rd and April 7, and after a public hearing on April 14, the planning forwarded the county commission a positive recommendation for the proposed changes with the following motion:

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application ZTA2025-04, changes to the Weber County Land Use Code; removing or adjusting provisions made irrelevant as a result of the newly incorporated Ogden Valley, and making other amendments that better tailor the code to the needs of the growing unincorporated area(s), based on the findings and subject to the conditions listed in the staff report. Vice Chair Neville seconded

the motion. Commissioners Clontz, Lindsey, McCormick, Wichern, Vice Chair Neville, and Chair Favero voted aye. (Motion carried on a vote of 6-0).

County Commission Considerations

The County Commission discussed the proposal in a work session on April 20, and is now being asked to approve the amendments subject to the findings of the Planning Commission. Approval will be executed by means of an adoption ordinance, which is attached as Attachment B.

Attachments

Attachment A: Planning Commission Memo (Executive Summary) Attachment
B: Proposed Ordinance.