



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on amending the Weber County Zoning Code regulations, creating an M-T (Manufacturing and Technology) Zoning District

Agenda Date: Tuesday, March 21, 2023

Applicant: Weber County Planning Division

File Numbers: ZTA 2022-04

Report Author: Bill Cobabe
(bcobabe@webercountyutah.gov)
(801) 399-8772

Applicable Ordinances

§ 101-1-8 – Amendments to Code

Amendments found in the following Sections:

§ 104-21-1 Purpose and Intent

§ 104-21-3 Land Use Tables

§ 104-21-5 Site Development Standards

Legislative Decisions

Decision on these items is a legislative action. The County Commission is the land use authority in Weber County and is authorized to make legislative decisions. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

Summary and Background

The proposed zoning code amendment relates to the creation of a new zoning district, the M-T (Manufacturing and Technology) Zone. The Western Weber Planning Area General Plan denotes some areas of the County as Business/Office/Tech, with some adjacent Industrial/Manufacturing areas. The General Plan states that:

Business, tech, and innovation parks, where land uses rarely occur outdoors, are generally a low-intrusive use on their neighbors as long as traffic impacts and site design, architecture, and landscaping are addressed to provide a pleasant and harmonious built environment. A business or tech park can provide significant contributions toward onsite public recreation and green-space investments that can tie adjoining land uses or neighborhoods together through the park's campus. (WWGP, Page 37)

As there is not a zone currently that would allow for such uses, and as County staff has received an application for a proposed zone change and subdivision/development of land that is in the area denoted for such a zone in the General Plan, a new zoning district is required.

Public comment was taken by the Western Weber Planning Commission in a public hearing held on December 13, 2022. The minutes from that meeting are attached to this report as Attachment C (see Item 5.6, beginning on page 9 of the attachment).

Policy Analysis

This particular zoning district represents a potential step towards accommodating a variety of uses in the area. Because this is a new zoning district, staff has tried to work with the property owners/developers to create a zone that would be useful to meet their proposed project, but would also help mitigate the impact on the area. This includes allowances for things like storage, for example, but only indoor storage. The uses in this new zone are a

step between the existing residential uses in the area, and the more intense manufacturing that one might expect in a traditional manufacturing zone.

Recommendation

On December 13, 2022, the Ogden Valley Planning Commission held a public hearing to discuss the proposed code amendments. The Planning Commission voted to forward a positive recommendation to the County Commission of the proposed amendments, based on the following findings:

1. The proposals will meet the anticipated needs and goals outlined in the General Plan;
2. The proposals reflect the best practices for land use and planning;
3. The proposals demonstrate a continued orderly progression to development in the area; and,
4. The proposals are in the best interest of the health, safety, and welfare of the general public.

Attachments

- A. Proposed Code Amendments (markups)
- B. Proposed Code Amendments (without markups)
- C. Planning Commission Minutes – 20 Dec 2023

1 **Chapter 104-21 Manufacturing Zones M-T, MV-1, M-1, M-2, And M-3**

2 **Sec 104-21-1 Purpose And Intent**

3 ...

4 **Section 104-21-1 (e)** The purpose of the Manufacturing and Technology (M-T) District is to provide for and encourage the development of
5 well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development,
6 manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to
7 adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to
8 adjoining uses.

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10 **Sec 104-21-3 Land Use Tables**

11 In the following tables of possible uses, a use designated in any zone as "P" is a permitted use. A use designated in any zone as "C" will be
12 allowed only when authorized by a conditional use permit obtained as provided in Title 108, Chapter 4 of this Land Use Code. Uses
13 designated as "N" will not be allowed in that respective zone. Unless more specifically regulated in the following table, any use listed as
14 "P" in the C-3 zone is a permitted use in the M-T, M-1, M-2, and M-3 zones, and any use listed as "C" in the C-3 zone is a conditional use.
15 Likewise, any use listed as "P" in the CV-2 zone is a permitted use in the MV-1 zone, and any use listed as "C" in the CV-2 zone is a
16 conditional use. All uses listed are indoor uses, unless explicitly stated otherwise with the terms "outdoor" or "yard." When a use fits more
17 than one use listed in these tables, the more specific or more restrictive provision applies. In all manufacturing zones, any manufacturing
18 process that will result in odors, dust, fumes, or other airborne contaminants that have the potential of negatively affecting the
19 manufacturing of products, or the work environment in which this manufacturing occurs, shall provide mechanisms, by installation or
20 otherwise, that keep the airborne contaminants from leaving the site.

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22 **Sec 104-21-3.010 Aeronautical, Space-Based, Or Defense-Based Manufacturing Table**

USE	<u>M-T</u>	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Aircraft engine testing, including jet, missile and chemical engines.</i>	<u>N</u>	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.

<i>Aircraft or aircraft parts manufacturing.</i>	N	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
<i>Missile and missile parts manufacturing.</i>	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<i>Spacecraft and spacecraft parts manufacturing.</i>	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.

23 [Sec 104-21-3.020 Animal Byproduct Harvesting, Processing, Or Refining Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Animal byproduct manufacturing, generally.</i>	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<i>Fat rendering.</i>	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.

24 [Sec 104-21-3.030 Animal-Related Uses Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Animal feeding operation.</i> An animal feeding operation, as defined in Section 101-2.	N	N	N	N	C	
<i>Animal feeding operation, large concentrated.</i> A large concentrated animal feeding operation, as defined in Section 101-2.	N	N	N	N	C	
<i>Animal grazing.</i> Animal grazing, as defined in Section 101-2.	P	P	P	P	P	

Animal hospital. An animal hospital.	P	P	P	P	P
Apiary. The keeping of bees.	N	P	P	P	P
Aviary. The keeping and feeding of birds.	N	P	P	P	P
Kennel. Kennel.	N	N	P	P	P
Stockyard. A stockyard.	N	N	N	N	C
Slaughterhouse. A slaughterhouse.	N	N	N	N	C
Veterinarian and small animal grooming. Veterinarian or animal grooming services.	P	P	P	P	P

This use shall be located at least 600 feet from any zone boundary.

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25 [Sec 104-21-3.040 Commercial Services Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<u>Building maintenance services. Services for the maintenance of buildings.</u>	P	P	P	P	P	
Building material sales yard.	N	N	P	P	P	See Section 104-21-4.
<u>Conference Center and Convention Center.</u>	P	P	P	P	P	
Contractor's equipment storage yard. A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	N	C	C	P	P	
Fertilizer and soil conditioner. The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	N	N	N	N	C	No animal products or byproducts allowed to be used.
Gas station or convenient store. A gas station or convenience store, with accessory and incidental outdoor uses.	P	P	P	P	P	
Laboratory. A laboratory.	P	N	P	P	P	

Light Office/Warehouse Combination.

Machine shop. A machine shop.

Medical and Dental Clinics.

Medical Research Facility.

Metal working shop. Metal working, shaping, or assembling shop.

Motion picture studio. A motion picture studio.

Motion picture studio, outdoor. An outdoor motion picture studio.

Printing and Publishing Facilities.

Repairing of vehicles. The repairing of motor vehicles, trailers, bicycles, boats, and similar.

Research and Development Facilities.

Retail Facilities and Services accessory to a principal use.

Schools - Vocational and Technical.

Sandblasting. Sandblasting.

<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	P	P	P	P
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	N	P	P	P
<u>P</u>	N	C	C	P
<u>P</u>	N	C	C	P
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	C	P	P	P
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P</u>	N	P	P	P

26 [Sec 104-21-3.050 Commercial Sales Table](#)

USE	<u>M-T</u>	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Fertilizer and soil conditioner sales.</i> Fertilizer and soil conditioner sales. (Indoor or outdoor)	<u>N</u>	N	C	C	C	
<i>Wrecked car sales.</i> Wrecked car sales. (Indoor or outdoor)	<u>N</u>	N	N	C	C	

27 [Sec 104-21-3.060 Temporary Construction Material Manufacturing Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Mixing facility for asphalt or concrete, temporary. An onsite asphalt or concrete mixing facility, incidental to large site development. (Indoor or outdoor)	N	N	C	C	C	See Section 104-21-4
Rock crusher, temporary. A mobile rock crushing operation incidental to large site development. (Indoor or outdoor)	N	N	C	C	C	
Temporary Construction Buildings & Yards (12 months maximum)	P	P	P	P	P	

28 [Sec 104-21-3.070 Food Manufacturing And Packaging Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Alcohol distillery. An alcohol distillery.	P	P	P	P	P	
Bakery goods manufacturing. The manufacturing of bakery goods.	P	P	P	P	P	
Brewery. A brewery.	P	P	P	P	P	
Dairy and dairy product processing. The processing of dairy and dairy products.	N	N	P	P	P	
Fat rendering. The rendering of fat.	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary
Food packaging and distribution, onsite. The packaging and distribution of food products produced onsite.	P	P	P	P	P	
Food packaging and distribution, offsite. The packaging and distribution of food products produced offsite.	P	N	P	P	P	

Food products, small-batch artisan. The creation of small-batch artisan food products.

P P P P P

Limited to food for human consumption. e.g., baked goods, confectionaries, and craft cheese.

Food products manufacturing. The manufacturing of food products, which may include use of potentially hazardous chemicals incidental and accessory to the processing of food onsite.

P N C P P

Meat custom cutting and wrapping. The custom cutting and wrapping of meat, excluding slaughtering.

P P P P P

Meat products smoking, curing, and packaging. The smoking, curing, and packaging of meat products.

N N C C C

Tobacco manufacturing. The manufacturing of tobacco products.

N N N N C

29 **Sec 104-21-3.080 Gaseous Or Liquid Nonfood Manufacturing Table**

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Hazardous products. Gaseous or liquid nonfood products, such as chemicals, paints, inks, and other products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.

N N N N C

This use shall be located at least 600 feet from any zone boundary.

Nonhazardous products. Gaseous or liquid nonfood products that are not hazardous.

P C C P P

30 **Sec 104-21-3.090 Mining, Rock, Or Gravel Production Table**

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Mining or extraction of metals or other minerals. The mining or extraction of metals or other minerals. (Indoor or outdoor) **N** N N N C This use shall be located at least 600 feet from any zone boundary.

Gravel extraction. The extraction of gravel. (Indoor or outdoor). **N** N N N C This use shall be located at least 600 feet from any zone boundary.

Rock crusher. A rock crusher. (indoor or outdoor) **N** N N N C

31 **Sec 104-21-3.100 Pharmaceutical Table**

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Cannabis cultivation establishment. A cannabis cultivation establishment. **N** N P P P See Section 108-7-34.

Cannabis production establishment. A cannabis production establishment. **P** N N N P See Section 108-7-34.

Pharmaceuticals, generally. The general manufacturing of pharmaceuticals. **P** N P P P

32 **Sec 104-21-3.110 Basic Materials Manufacturing Table**

33 **Basic materials manufacturing.** The processing or refining of raw material into the basic material from which a final or semi-final
34 nonfood product can be made.

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Metals processing or refining, hazardous. The processing or refining of metals that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment. **N** N N N C This use shall be located at least 600 feet from any zone boundary.

Metals processing or refining, nonhazardous. The processing or refining of nonhazardous metals. **N** N N C P

Foundry or forage plant, large. A large foundry or forage plant for the processing or refining of metals. **N** N N N C

Foundry, small. A small foundry for the processing or refining of lightweight and nonferrous metals. **N** N C C P

Organics processing or refining, hazardous. The processing or refining of organics that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment. **N** N N N C

This use shall be located at least 600 feet from any zone boundary.

Organics processing or refining, nonhazardous. The processing or refining of nonhazardous organics. **N** N N C C

Plastic processing or refining. The processing or refining of plastics. **N** N N N C

35 [Sec 104-21-3.120 Final Product Manufacturing Table](#)

36 **Final product manufacturing table.** Processing, compounding, assembling, or fabricating of a final or semi-final product from solid
37 materials previously processed or refined.

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Batteries. The compounding, assembling, or fabricating of batteries or battery parts.	P	N	C	C	C	
Mixing plant for certain construction material. A mixing or batching plant for cement, cinder, mortar, brick, plaster, paving or similar construction material. (Indoor or outdoor)	N	N	N	N	C	See Section 104-21-4.
Vehicle assembly. The assembly of motor vehicle, bicycle, boat, and similar manufacturing, including parts thereof.	P	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any

zone boundary. In the M-T zone, no outdoor storage of vehicles or parts for vehicle assembly are permitted

Products, hazardous. The creation of hazardous products that are or have potential of being combustible, explosive, oxidizers, organic peroxide, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.

N N N N C

Products, nonhazardous. The creation of nonhazardous products.

P P P P P

Rubber products. The creation of real or synthetic rubber products.

N N N N P

This use shall be located at least 600 feet from any zone boundary.

38 [Sec 104 21-3.130 Public, Quasi-Public, And Institutional Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Public or quasi-public uses. A public or quasi-public use, including public buildings. (Indoor or outdoor)	P	P	P	P	P	
Public safety training facility. A public safety training facility. (Indoor or outdoor)	P	N	C	C	C	
Public transit facility. A public transit storage or maintenance facility. (Indoor or outdoor)	N	N	P	P	P	
Recreation center. A recreation center, which may also include a daycare center as an incidental and accessory use.	P	P	P	P	P	

39 [Sec 104-21-3.140 Recreational Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Go cart racing or drag strip, indoor. A go cart or drag strip racing facility. (Indoor)	P	P	P	P	P
Go cart racing or drag strip, outdoor. A go cart or drag strip racing facility. (Outdoor)	N	N	N	N	C
Race track, indoor. A track or course for motor vehicle competition. (Indoor)	N	N	C	C	C
Race track, outdoor. A track or course for motor vehicle competition, with spectators. (Outdoor)	N	N	N	C	P
Recreation area, private. A private recreation area. (Outdoor)	N	N	N	N	C
Shooting range or training course. A shooting range or training course. (Indoor or outdoor)	P	N	N	N	C
Vehicle training course. A track or course for motor vehicle training, without spectators. (Outdoor)	N	N	C	P	P

See Section 104-21-4. In the M-T zone only indoor shooting range or training course are permitted

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Sec 104-21-3.150 Storage Table

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<u>Commercial Storage and Distribution Center.</u> A center for the storage and local distribution of commercial products.	P	P	P	P	P	
Self-storage. Indoor self-storage units for personal and household items.	N	P	P	P	P	
Recreational vehicle storage. The indoor storage of a recreational vehicle.	P	P	P	P	P	
Outdoor storage. Outdoor storage.	N	N	N	C	C	

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Sec 104-21-3.160 Textiles Table

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Carpet and rug manufacturing and dyeing. The manufacturing and dyeing of a carpet or rug.

P N P P P

Dry cleaning plant. A dry cleaning plant.

P N P P P

Textile manufacturing or maintenance. The manufacturing or maintenance of textiles.

P N P P P

Upholstering. Upholstering, including furniture manufacturing, rebuilding, and renovating.

P P P P P

42 [Sec 104-21-3.170 Transportation Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Airport. An airport

N N P P P

Freight transfer, indoor. The indoor transfer of freight.

P N P P P

Freight transfer, outdoor. The outdoor transfer of freight.

P N P P P

Parking lot. An outdoor parking lot.

P P P P P

Parking structure. A parking structure.

P P P P P

Railroad yard. A railroad yard, which may include a shop and/or a roundhouse. (Indoor or outdoor)

N N N C C

Truck service station. A truck service station.

P N P P P

43 [Sec 104-21-3.180 Waste Disposal And Recycling](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Automobile wrecking yard or junkyard. A junkyard or automobile wrecking yard. (Indoor or outdoor)	N	N	N	N	N	
Automobile recycling and parts dismantling. The dismantling and recycling of automobile or automobile parts.	N	N	N	C	C	See Section 104-21-4.
Incinerator. An incinerator.	N	N	N	N	N	
Solid waste disposal facility. A solid waste disposal facility as defined in Section 101-2-20. (Indoor or outdoor)	N	N	N	N	N	
Solid waste transfer station, indoor. The indoor transfer of solid waste.	N	N	N	N	N	
Solid waste transfer station, outdoor. The outdoor transfer of solid waste.	N	N	N	N	N	
Radioactive waste disposal. The disposal of radioactive waste.	N	N	N	N	N	
Recycling facility. The recycling of metals, plastics, paper, or glass.	N	N	C	C	P	

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[Sec 104-21-5 Site Development Standards](#)
The following site development standards shall apply to the Manufacturing Zones:

Development standards

(a) Lot area:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum lot area:	None	None	None	None	20,000 square feet	Except minimum required by health department if not connected to sewer system.

(b) Lot width:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum lot width:	None	None	None	None	None	

(c) Yard Setbacks

(1) Front yard setbacks:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum front yard setback	<u>30 feet¹</u>	30 feet	30 feet	30 feet	50 feet	Except 50 feet if on a street right-of-way that is or is planned to be 80 feet or wider. <u>¹ When adjacent to a street right-of-way that is or is planned to be 80 feet or wider, then shall the setback be one foot (1') beyond the minimum setback for every one foot (1') of building height above thirty feet (30'). When the road adjacent to the property is planned to be expanded, the setback shall be measured from the centerline of the road plus one-half of the planned expanded right-of-way.</u>

(2) Side yard setbacks:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum side yard setback	<u>None</u>	None	None	None	None	Except 20 feet where the lot is adjacent to a residential zone, or for a side yard on a corner lot.

(3) Rear yard setback:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum rear yard setback	<u>None</u>	None	None	None	None	Except 30 feet where the lot rears on a residential zone

(d) Building height:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum building height	<u>1 story</u>	1 story	1 story	1 story	1 story	
Maximum building height	<u>None¹</u>	50 feet	None	None	None	<u>¹ Except 40 feet, if adjacent to a street right-of-way that is or is planned to be expanded.</u>

(e) Lot coverage:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Maximum lot coverage by buildings	80 percent	10,000 square feet	80 percent	80 percent	80 percent	

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Sec 108-2-3 Applicability

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Applicability. The architectural, landscape and screening design standards, as set forth in this chapter, shall only apply to the following:

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(1) All commercial, and public or quasi-public uses, except public park facilities;

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(2) Multi-family dwellings of three or more units, including townhouses, condominiums, apartments and bed and breakfast inns;

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(3) Industrial and manufacturing uses, except those uses located in an **M-T**, M-1, M-2, or M-3 zone; and

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(4) Yurts, except the standards of Section 108-2-4(b) if this chapter shall not apply.

1 **Chapter 104-21 Manufacturing Zones M-T, MV-1, M-1, M-2, And M-3**

2 **Sec 104-21-1 Purpose And Intent**

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4 **Section 104-21-1 (e)** The purpose of the Manufacturing and Technology (M-T) District is to provide for and encourage the development of
5 well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development,
6 manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to
7 adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to
8 adjoining uses.

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12 allowed only when authorized by a conditional use permit obtained as provided in Title 108, Chapter 4 of this Land Use Code. Uses
13 designated as "N" will not be allowed in that respective zone. Unless more specifically regulated in the following table, any use listed as
14 "P" in the C-3 zone is a permitted use in the M-T, M-1, M-2, and M-3 zones, and any use listed as "C" in the C-3 zone is a conditional use.
15 Likewise, any use listed as "P" in the CV-2 zone is a permitted use in the MV-1 zone, and any use listed as "C" in the CV-2 zone is a
16 conditional use. All uses listed are indoor uses, unless explicitly stated otherwise with the terms "outdoor" or "yard." When a use fits more
17 than one use listed in these tables, the more specific or more restrictive provision applies. In all manufacturing zones, any manufacturing
18 process that will result in odors, dust, fumes, or other airborne contaminants that have the potential of negatively affecting the
19 manufacturing of products, or the work environment in which this manufacturing occurs, shall provide mechanisms, by installation or
20 otherwise, that keep the airborne contaminants from leaving the site.

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22 **Sec 104-21-3.010 Aeronautical, Space-Based, Or Defense-Based Manufacturing Table**

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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<i>Aircraft engine testing, including jet, missile and chemical engines.</i>	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
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<i>Aircraft or aircraft parts manufacturing.</i>	N	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any zone boundary.
<i>Missile and missile parts manufacturing.</i>	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
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24 [Sec 104-21-3.030 Animal-Related Uses Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Animal feeding operation.</i> An animal feeding operation, as defined in Section 101-2.	N	N	N	N	C	
<i>Animal feeding operation, large concentrated.</i> A large concentrated animal feeding operation, as defined in Section 101-2.	N	N	N	N	C	
<i>Animal grazing.</i> Animal grazing, as defined in Section 101-2.	P	P	P	P	P	

Animal hospital. An animal hospital.	P	P	P	P	P
Apiary. The keeping of bees.	N	P	P	P	P
Aviary. The keeping and feeding of birds.	N	P	P	P	P
Kennel. Kennel.	N	N	P	P	P
Stockyard. A stockyard.	N	N	N	N	C
Slaughterhouse. A slaughterhouse.	N	N	N	N	C
Veterinarian and small animal grooming. Veterinarian or animal grooming services.	P	P	P	P	P

This use shall be located at least 600 feet from any zone boundary.

This use shall be located at least 600 feet from any zone boundary.

25 [Sec 104-21-3.040 Commercial Services Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Building maintenance services. Services for the maintenance of buildings.	P	P	P	P	P	
Building material sales yard.	N	N	P	P	P	See Section 104-21-4.
Conference Center and Convention Center.	P	P	P	P	P	
Contractor's equipment storage yard. A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	N	C	C	P	P	
	P	P	P	P	P	
Fertilizer and soil conditioner. The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	N	N	N	N	C	No animal products or byproducts allowed to be used.
Gas station or convenient store. A gas station or convenience store, with accessory and incidental outdoor uses.	P	P	P	P	P	

Laboratory. A laboratory.	P	N	P	P	P
Light Office/Warehouse Combination.	P	P	P	P	P
Machine shop. A machine shop.	P	P	P	P	P
Medical and Dental Clinics.	P	P	P	P	P
Medical Research Facility.	P	P	P	P	P
Metal working shop. Metal working, shaping, or assembling shop.	P	N	P	P	P
Motion picture studio. A motion picture studio.	P	N	C	C	P
Motion picture studio, outdoor. An outdoor motion picture studio.	P	N	C	C	P
Printing and Publishing Facilities.	P	P	P	P	P
Repairing of vehicles. The repairing of motor vehicles, trailers, bicycles, boats, and similar.	P	C	P	P	P
Research and Development Facilities.	P	P	P	P	P
Retail Facilities and Services accessory to a principal use.	P	P	P	P	P
Schools - Vocational and Technical.	P	P	P	P	P
Sandblasting. Sandblasting.	P	N	P	P	P

Allowed in the M-T zone as an indoor use only

26 [Sec 104-21-3.050 Commercial Sales Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Fertilizer and soil conditioner sales. Fertilizer and soil conditioner sales. (Indoor or outdoor)	N	N	C	C	C	
Wrecked car sales. Wrecked car sales. (Indoor or outdoor)	N	N	N	C	C	

27 [Sec 104-21-3.060 Temporary Construction Material Manufacturing Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Mixing facility for asphalt or concrete, temporary. An onsite asphalt or concrete mixing facility, incidental to large site development. (Indoor or outdoor) N N C C C See Section 104-21-4

Rock crusher, temporary. A mobile rock crushing operation incidental to large site development. (Indoor or outdoor) N N C C C

Temporary Construction Buildings & Yards (12 months maximum) P P P P P

28 [Sec 104-21-3.070 Food Manufacturing And Packaging Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Alcohol distillery. An alcohol distillery. P P P P P

Bakery goods manufacturing. The manufacturing of bakery goods. P P P P P

Brewery. A brewery. P P P P P

Dairy and dairy product processing. The processing of dairy and dairy products. N N P P P

Fat rendering. The rendering of fat. N N N N C This use shall be located at least 600 feet from any zone boundary

Food packaging and distribution, onsite. The packaging and distribution of food products produced onsite. P P P P P

Food packaging and distribution, offsite. The packaging and distribution of food products produced offsite. P N P P P

Food products, small-batch artisan. The creation of small-batch artisan food products.

P P P P P

Limited to food for human consumption. e.g., baked goods, confectionaries, and craft cheese.

Food products manufacturing. The manufacturing of food products, which may include use of potentially hazardous chemicals incidental and accessory to the processing of food onsite.

P N C P P

Meat custom cutting and wrapping. The custom cutting and wrapping of meat, excluding slaughtering.

P P P P P

Meat products smoking, curing, and packaging. The smoking, curing, and packaging of meat products.

N N C C C

Tobacco manufacturing. The manufacturing of tobacco products.

N N N N C

29 **Sec 104-21-3.080 Gaseous Or Liquid Nonfood Manufacturing Table**

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Hazardous products. Gaseous or liquid nonfood products, such as chemicals, paints, inks, and other products that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.

N N N N C

This use shall be located at least 600 feet from any zone boundary.

Nonhazardous products. Gaseous or liquid nonfood products that are not hazardous.

P C C P P

30 **Sec 104-21-3.090 Mining, Rock, Or Gravel Production Table**

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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<i>Mining or extraction of metals or other minerals.</i> The mining or extraction of metals or other minerals. (Indoor or outdoor)	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<i>Gravel extraction.</i> The extraction of gravel. (Indoor or outdoor).	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.
<i>Rock crusher.</i> A rock crusher. (indoor or outdoor)	N	N	N	N	C	

31 [Sec 104-21-3.100 Pharmaceutical Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Cannabis cultivation establishment.</i> A cannabis cultivation establishment.	N	N	P	P	P	See Section 108-7-34.
<i>Cannabis production establishment.</i> A cannabis production establishment.	P	N	N	N	P	See Section 108-7-34.
<i>Pharmaceuticals, generally.</i> The general manufacturing of pharmaceuticals.	P	N	P	P	P	

32 [Sec 104-21-3.110 Basic Materials Manufacturing Table](#)

33 ***Basic materials manufacturing.*** The processing or refining of raw material into the basic material from which a final or semi-final
34 nonfood product can be made.

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Metals processing or refining, hazardous.</i> The processing or refining of metals that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infections, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.	N	N	N	N	C	This use shall be located at least 600 feet from any zone boundary.

Metals processing or refining, nonhazardous. The processing or refining of nonhazardous metals. N N N C P

Foundry or forage plant, large. A large foundry or forage plant for the processing or refining of metals. N N N N C

Foundry, small. A small foundry for the processing or refining of lightweight and nonferrous metals. N N C C P

Organics processing or refining, hazardous. The processing or refining of organics that are or have potential of being combustible, explosive, oxidizers, organic peroxides, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment. N N N N C This use shall be located at least 600 feet from any zone boundary.

Organics processing or refining, nonhazardous. The processing or refining of nonhazardous organics. N N N C C

Plastic processing or refining. The processing or refining of plastics. N N N N C

35 [Sec 104-21-3.120 Final Product Manufacturing Table](#)

36 **Final product manufacturing table.** Processing, compounding, assembling, or fabricating of a final or semi-final product from solid
37 materials previously processed or refined.

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Batteries. The compounding, assembling, or fabricating of batteries or battery parts.	P	N	C	C	C	
Mixing plant for certain construction material. A mixing or batching plant for cement, cinder, mortar, brick, plaster, paving or similar construction material. (Indoor or outdoor)	N	N	N	N	C	See Section 104-21-4.
Vehicle assembly. The assembly of motor vehicle, bicycle, boat, and similar manufacturing, including parts thereof.	P	N	N	P	P	In the M-2 zone, this use shall be located at least 600 feet from any

zone boundary. In the M-T zone, no outdoor storage of vehicles or parts for assembly are permitted.

Products, hazardous. The creation of hazardous products that are or have potential of being combustible, explosive, oxidizers, organic peroxide, poisonous or infectious, radioactive, or otherwise hazardous or capable of posing a risk to health, safety, property, or environment.

N N N N C

Products, nonhazardous. The creation of nonhazardous products.

P P P P P

Rubber products. The creation of real or synthetic rubber products.

N N N N P

This use shall be located at least 600 feet from any zone boundary.

38 [Sec 104 21-3.130 Public, Quasi-Public, And Institutional Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Public or quasi-public uses. A public or quasi-public use, including public buildings. (Indoor or outdoor)	P	P	P	P	P	
Public safety training facility. A public safety training facility. (Indoor or outdoor)	P	N	C	C	C	
Public transit facility. A public transit storage or maintenance facility. (Indoor or outdoor)	N	N	P	P	P	
Recreation center. A recreation center, which may also include a daycare center as an incidental and accessory use.	P	P	P	P	P	

39 [Sec 104-21-3.140 Recreational Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
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Go cart racing or drag strip, indoor. A go cart or drag strip racing facility. (Indoor)	P	P	P	P	P
Go cart racing or drag strip, outdoor. A go cart or drag strip racing facility. (Outdoor)	N	N	N	N	C
Race track, indoor. A track or course for motor vehicle competition. (Indoor)	N	N	C	C	C
Race track, outdoor. A track or course for motor vehicle competition, with spectators. (Outdoor)	N	N	N	C	P
Recreation area, private. A private recreation area. (Outdoor)	N	N	N	N	C
Shooting range or training course. A shooting range or training course. (Indoor or outdoor)	P	N	N	N	C
Vehicle training course. A track or course for motor vehicle training, without spectators. (Outdoor)	N	N	C	P	P

See Section 104-21-4. In the M-T zone only indoor shooting range or training course are permitted.

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Sec 104-21-3.150 Storage Table

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
Commercial Storage and Distribution Center. A center for the storage and local distribution of commercial products.	P	P	P	P	P	
Self-storage. Indoor self-storage units for personal and household items.	N	P	P	P	P	
Recreational vehicle storage. The indoor storage of a recreational vehicle.	P	P	P	P	P	
Outdoor storage. Outdoor storage.	N	N	N	C	C	

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Sec 104-21-3.160 Textiles Table

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Carpet and rug manufacturing and dyeing.</i> The manufacturing and dyeing of a carpet or rug.	P	N	P	P	P	
<i>Dry cleaning plant.</i> A dry cleaning plant.	P	N	P	P	P	
<i>Textile manufacturing or maintenance.</i> The manufacturing or maintenance of textiles.	P	N	P	P	P	
<i>Upholstering.</i> Upholstering, including furniture manufacturing, rebuilding, and renovating.	P	P	P	P	P	

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[Sec 104-21-3.170 Transportation Table](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Airport.</i> An airport	N	N	P	P	P	
<i>Freight transfer, indoor.</i> The indoor transfer of freight.	P	N	P	P	P	
<i>Freight transfer, outdoor.</i> The outdoor transfer of freight.	P	N	P	P	P	
<i>Parking lot.</i> An outdoor parking lot.	P	P	P	P	P	
<i>Parking structure.</i> A parking structure.	P	P	P	P	P	
<i>Railroad yard.</i> A railroad yard, which may include a shop and/or a roundhouse. (Indoor or outdoor)	N	N	N	C	C	
<i>Truck service station.</i> A truck service station.	P	N	P	P	P	

47 [Sec 104-21-3.180 Waste Disposal And Recycling](#)

USE	M-T	MV-1	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Automobile wrecking yard or junkyard.</i> A junkyard or automobile wrecking yard. (Indoor or outdoor)	N	N	N	N	N	
<i>Automobile recycling and parts dismantling.</i> The dismantling and recycling of automobile or automobile parts.	N	N	N	C	C	See Section 104-21-4.
<i>Incinerator.</i> An incinerator.	N	N	N	N	N	
<i>Solid waste disposal facility.</i> A solid waste disposal facility as defined in Section 101-2-20. (Indoor or outdoor)	N	N	N	N	N	
<i>Solid waste transfer station, indoor.</i> The indoor transfer of solid waste.	N	N	N	N	N	
<i>Solid waste transfer station, outdoor.</i> The outdoor transfer of solid waste.	N	N	N	N	N	
<i>Radioactive waste disposal.</i> The disposal of radioactive waste.	N	N	N	N	N	
<i>Recycling facility.</i> The recycling of metals, plastics, paper, or glass.	N	N	C	C	P	

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49 [Sec 104-21-5 Site Development Standards](#)

50 The following site development standards shall apply to the Manufacturing Zones:

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Development standards

(a) Lot area:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum lot area:	None	None	None	None	20,000 square feet	Except minimum required by health department if not connected to sewer system.

(b) Lot width:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum lot width:	None	None	None	None	None	

(c) Yard Setbacks

(1) Front yard setbacks:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum front yard setback	30 feet ¹	30 feet	30 feet	30 feet	50 feet	Except 50 feet if on a street right-of-way that is or is planned to be 80 feet or wider. ¹ When adjacent to a street right-of-way that is or is planned to be 80 feet or wider then shall be set back one foot (1') beyond the minimum setback for every one foot (1') of building height above thirty feet (30'). Setback defined as back of curb to building facade.

(2) Side yard setbacks:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum side yard setback	None	None	None	None	None	Except 20 feet where the lot is adjacent to a residential zone, or for a side yard on a corner lot.

(3) Rear yard setback:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum rear yard setback	None	None	None	None	None	Except 30 feet where the lot rears on a residential zone

(d) Building height:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Minimum building height	1 story	1 story	1 story	1 story	1 story	

Maximum building height	None ¹	50 feet	None	None	None	¹ Except 40 feet if adjacent to a street right-of-way that is or is planned to be 80 feet or wider.
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(e) Lot coverage:

	M-T	MV-1	M-1	M-2	M-3	ADDITIONAL RESTRICTION
Maximum lot coverage by buildings	80 percent	10,000 square feet	80 percent	80 percent	80 percent	

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54 **[Sec 108-2-3 Applicability](#)**

55 Applicability. The architectural, landscape and screening design standards, as set forth in this chapter, shall only apply to the following:

56 All commercial, and public or quasi-public uses, except public park facilities;

57 Multi-family dwellings of three or more units, including townhouses, condominiums, apartments and bed and breakfast inns;

58 Industrial, and manufacturing uses, except those uses located in an M-T, M-1, M-2, or M-3 zone; and

59 Yurts, except the standards of Section 108-2-4(b) if this chapter shall not apply.

December 13-2022 Minutes

Minutes for Western Weber Planning Commission meeting of December 13, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 5:00 pm.

Members Present: Andrew Favero—Chair, Cami Clontz, Jed McCormick, Bren Edwards, Casey Neville, Wayne Andreotti
Excused: Sarah Wichern

Pledge of Allegiance

Staff Present: Rick Grover, Director; Charlie Ewert, Principal Planner; Steve Burton, Principal Planner; Bill Cobabe, Planner; Tammy Aydelotte, Planner; Felix Lleverino, Planner; Liam Keogh, Attorney; June Nelson, Secretary

- 1. **Minutes:** November 15, 2022 **Approved**
- 2. **Approval of 2023 Calendar** **Approved**

3. Consent Items:

CUP 2022-17: Consideration of a conditional use permit application for a public utility substation, a 3 million gallon concrete water reservoir for Bona Vista Water located at approximately 1850 West 4400 North, Pleasant View. Planner: Steve Burton

The applicant is requesting approval of a conditional use permit to construct a 3.0M Gallon water tank and a pump house. The project is located on 1.55 acres and is located at approximately 1850 W 4400 N. The proposed improvement includes the water tank and new pump station. This property is owned by Westside Investments LC.

The Planning Division recommends approval of file# CUP 2022-17, consideration, and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water. This recommendation for approval is subject to all review agency requirements and with the following conditions:

- 1. **The applicant shall maintain the site with a good visual appearance and structural integrity.**
- 2. **The applicant shall adhere to all Federal, State, and County ordinances.**
- 3. **Before the conditional use permit is issued, the owner will provide a new site plan that shows compliance with the 10 percent landscaping requirement.**

This recommendation is based on the following findings:

- 1. **The proposed use will not cause harm to the natural surroundings.**
- 2. **The proposed use will not be detrimental to the public health, safety, or welfare by adhering to State and County regulations.**
- 3. **The proposed use, if conditions are imposed, will comply with applicable County ordinances.**
- 4. **The proposed use will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.**

Motion to approve by consent made by Bren Edwards. Seconded by Jed McCormick. Motion approved 6-0

3.1 LVB110921 - Consideration and action on a request for approval of the second iteration of the Buffalo Run Subdivision phasing plan. The subdivision is located at 2400 S 4700 W. Planner: Felix Lleverino

Due to the economic conditions existing within the housing market, the applicant is requesting approval for the Buffalo Run Subdivision phasing plan that would create three separate phases. Phase one will contain 5 lots, and phase two will contain 5 lots and phase three will contain 8 lots.

December 13-2022 Minutes

Staff recommends approval of the Buffalo Run Subdivision phasing plan that would create a three-phase development, a proposal to create 18 residential lots in total. This recommendation is based on the following conditions:

1. Each phase's improvements are complete or guaranteed financially before each phase is recorded.
2. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office for each phase.
3. A signature block for Taylor West Weber Water District is added to the dedication plat.
4. All Hooper Irrigation conditions of approval are satisfied.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Motion to approve by consent made by Bren Edwards. Seconded by Jed McCormick. Motion approved 6-0

Petitions, Applications, and Public Hearings:

4. Administrative items:

4.1 DR2022-06 - Request for approval of a design review for the construction of a new seminary building. Planner: Felix Lleverino

The applicant is requesting approval of a design review application to construct a new seminary building in a location that is ideal for efficient pedestrian student access. The modern architecture of the new seminary building will conform to the new high school that is currently under construction within the neighboring parcel to the north.

Staff recommends approval of the Weber School District New High School Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. Occupancy shall not occur until all improvements, including landscaping, have either been installed or guaranteed.

The following findings are the basis for the staff's recommendation:

3. This proposal is listed as a permitted use within the A-1 Zone.
4. This proposal conforms to the Land Use Code of Weber County, Utah.
5. The owners will obtain the appropriate permits before construction begins.
6. The modern architecture conforms to the modern architecture of the new high school.

Motion to pass with conditions and findings in the staff report by Casey Neville. Seconded by Wayne Andreotti. Motion passed 5-1 with Commissioner Edwards voting no

Petitions, Applications, and Public Hearings:

5. Legislative Items:

5.1 ZMA 2022-04: Public hearing to consider a request for approval of a zoning map amendment to rezone property located at 2139 S 4300 W, Ogden from A-1 to C-2. Link to project on county site:

<https://frontier.co.weber.ut.us/p/Project/Index/17239> Planner: Steve Burton

December 13-2022 Minutes

This item is an applicant-driven request to amend the zoning map from A-1 to C-2 on 0.92 acres. The owner seeks this zoning to allow a commercial pickle ball court on the property. The C-2 zone lists "fitness, athletic, health, or recreation center, or gymnasium" as a permitted use in the C-2 zone. The following maps show the existing zoning and the proposed zoning for this project.

Applicant Josh Skidmore, Taylor. The house on the property is pretty old and will likely come down at some point. The setbacks that the County is asking for might be too big. 40 feet is ok, but 60 feet might be even further back than the high school. Commissioner Edwards said that it is for the angled parking. Mr Burton said that he can still talk with applicant about that amount. Commissioner Favero asked what the setback requirements are for the meetinghouse and school. Mr Burton says that he thinks that it is around 30 feet. Casey Neville ask that if the Commission approves it as it is written, if the County will go back and work out the setback with the owner. Mr Burton stated that would work.

Motion to open public hearing made by Commissioner Edwards and seconded by Commissioner Clontz. There was no public comment. Motion to close hearing made by Bren Edwards and seconded by Commissioner Andreotti.

Motion made by Commissioner Edwards and seconded by Commissioner McCormick as stated in the staff report and to include the 60 foot setback as it is in the General Plan.

Staff recommends that the Planning Commission forward a recommendation to the County Commission to approve the proposed rezone of approximately 0.92 acres from A-1 to C-2, File #ZMA 2022-04. This approval is based on the following conditions:

1. Prior to consideration by the County Commission, the owner will enter into a development agreement with the County, that development agreement will include provisions to ensure that 7 feet of right-of-way adjacent to 4300 W will be dedicated to the county. The agreement will also specify that the first 40 feet of front yard adjacent to 4300 West (after the 7 foot dedication) will be reserved for multi-use commercial. The agreement will also include provisions to ensure that the allowed uses in the first 40 feet will be pedestrian friendly and not vehicle intensive.
2. The existing building in which the use will occur will need to receive approval from the building Official and the fire marshal, as the building may not have been constructed to a commercial occupancy.

This recommendation comes with the following findings:

1. The proposal implements certain goals and policies of the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

Motion passes 6-0

5.2 ZMA 2022-05: Public hearing to consider a request for approval of a zoning map amendment to rezone property located at 4175 W 1400 S, Ogden from A-1 to RE-15. Link to project on county site: <https://frontier.co.weber.ut.us/p/Project/Index/17267> Planner: Steve Burton

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 14.93 acres. The applicant is proposing a 37 lot development with an average lot size of 13,077 square feet. Lot frontages range from 70 feet wide to 105 feet wide. The number of proposed lots does not exceed what would be allowed under the proposed RE-15 zoning. If

the legislative body approves of the rezone as proposed, it is recommended that a development agreement be required, showing the concept plan, as the proposed lot sizes do not meet the RE-15 zoning minimums. The following maps show the existing zoning on the site and the proposed zoning.

The RE-15 zone requires a minimum of 15,000 square feet lot sizes and 100 feet of lot width. This proposal can be

Approved _____

December 13-2022 Minutes

considered to be a 'connectivity incentivized' subdivision, if the developer places the streets and trails where the planning division is requesting. A connectivity incentivized subdivision in the RE-15 zone allows the lot sizes to go to 12,000 square feet in size and 80 feet in width. The developer has some lots that are less than 12,000 square feet in size and less than 80 feet in width.

The legislative body, if they choose to approve this development, should require a development agreement that allows the proposed lot sizes and lot widths. The development agreement could be approved, and considered to be supported by the general plan, based on the "lot averaging" sections of the general plan that encourage a variety of housing options, provided the number of lots does not exceed the amount allowed by the proposed zone. In this scenario, 14 acres in RE-15 would allow for 40 lots and this proposal is for 37 lots.

Commissioner Edwards says that it does not meet Smart Growth. There is no open space, setbacks may not fit. We are putting the cart before the horse. We need road improvements made for the substandard roads. Commissioner McCormick asked about the parks. If there was going to be an assessment park fee from the County Commissioners. Commissioner Favero asked how we even know what the park district requirements will be.

Applicant Brad Brown stated that they have been working on this for quite a while. There have been several design changes while working with staff. This is a street connectivity subdivision. We are coordinating with neighboring developers to align the roads. We would also prefer to not be tabled. Commissioner Edwards stated that the impact fee came with the building and is not the same as a fee in lieu of open space. Commissioner Neville agrees that there should be some kind of fee to benefit parks.

Motion made by Commissioner Edwards and seconded by Commissioner Neville to open the public hearing. Motion passed 6-0.

Craig Hunt asked about the open ditches. Ditch supplies water to our subdivision. People own property by the ditch. How will it impact them?

Scott Connelly said that drainage is a problem. What is the plan for proper drainage?

Commissioner Neville motioned and Commissioner McCormick seconded to close the public hearing. Motion passed 6-0.

Commissioner Edwards stated that both residents that spoke have great points that should be addressed. Steve Burton agreed that there should be some engineered plans. Mr Burton asked that residents come in and speak with staff about their concerns. Commissioner Edwards said that we are delaying the process of building the code. Director Grover stated that applicants have the right to apply. They are entitled to due process. It takes time. It is important to us as staff to address applicants. Planner Charlie Ewert stated that we are applying code as applications come in. Commissioner Andreotti said that there some things that we can pass with conditions. It is not right to have applicants wait 3-4 months for approval. Commissioner Neville said that the General Plan is fluid.

ZMA 2022-05 Commissioner Edwards motioned to table this item. It does not meet Smart Growth principles. Doesn't fit RE-15 zone. I would like this to go to a work session. Seconded by Commissioner Neville. Motion passed 6-0.

5.3 ZMA 2022-02: Public hearing to consider a request for approval of a zoning map amendment to rezone approximately 23 acres located at approximately 4646 W 900 S from the A-1 zone. Approximately 4 acres is proposed to be rezoned to the C-1 zone and the remaining approximately 19 acres will be rezoned to the O-1 zone. Project link:

<https://frontier.co.weber.ut.us/p/Project/Index/16613>. Planner: Charlie Ewert

This proposal is for the rezone of four acres of property to the Commercial C-1 zone, and 19 acres of property to the Open Space O-1 zone. The C-1 zoned area is intended to provide the beginning of a mixed use village center, and the open space area is intended to provide park space and agri-tourism.

The proposal appears to generally comply with the provisions of the general plan. Staff are recommending approval

December 13-2022 Minutes

with a development agreement that applies architectural and street design standards.

Commissioner Neville asked about item #4 in the staff recommendations. That states "up to 12 residential units are permitted..." Planner Charlie Ewert states that has changed to 23 units. Commissioner Edwards asks how this is going to fit into the General Plan. Commissioner Neville says the Plan should be fluid.

Applicant: Brad Blanch. This is the same proposal that we have been working on for 6 years. If we use the new general plan, we will put in what is called for in the general plan. The park has always been part of the plan.

Motion to open public hearing made by Casey Neville and seconded by Cami Clontz. Motion passed 6-0.

Scott Connelly states that what Mr Blanch said was do it or else. . I don't like high density. Population is growing. The Planning Commission is stewards for the community. Mr Blanch is making the rules. You need to do what is best for the community.

Robert Roberts has questions about water, traffic. Mr Blanch just threatened the community. If not approved, we get townhomes, right? The road has ditches. What is the plan for ditches, frontage, irrigation, drainage? Will this be done in a timely fashion? Quality work?

Adam Darby says that he feels threatened by Mr Blanch. The planning Commission is here to advance the best for the community.

Motion to close public hearing made by Commissioner Edwards and seconded by Commissioner Clontz. Motion passed 6-0.

Commissioner Edwards says that he appreciated the comments and agrees. Commissioner Andreotti states that many of these questions should be answered by engineering. We have a little farm. We are concerned about traffic, fire, water as well. It is great to voice issues. We don't decide engineering-road loads. Commissioner Favero says that the State has mandated for ADUs and higher density buildings. The decision process is quite cloudy. We are happy to see a big crowd. This is a difficult process. None of us take this lightly. Commissioner Neville asks if we table it would that help. Commissioner Edwards says that he thinks tabling is a good idea. There are too many unknowns.

Commissioner Neville motions to table this item until we can have a work session. Motion was seconded by Commissioner Clontz. Motion carried 6-0.**5.4 ZMA 2022-01: Public hearing to consider a request for approval of a zoning map amendment to rezone**

approximately 10 acres located at approximately 4530 W 2200 S from the A-1 zone to the RE-15 zone. Project link: <https://frontier.co.weber.ut.us/p/Project/Index/14714>. Planner: Tammy Aydelotte.

This item is an applicant-driven request to amend the zoning map from A-1 to RE-15 on 10.00 acres. The owner seeks this zoning to allow for "... greater housing densities near existing or planned school sites..." (See newly adopted General Plan, Land Use Goal 7.1.2, per applicant's narrative).

The Western Weber General Plan shows 2200 South as a minor collector street that should be 80 feet wide. The parcel on which the rezone is proposed may need to dedicate sufficient area for a 40 foot half-width, per County Engineering. Weber County Planning also recommends dedication along the northern boundary of this proposal, to ensure continued connectivity as vacant land to the north, northwest, and northeast is developed. With this recommendation from Planning for dedication along the northern boundary, an updated concept plan shall be submitted prior to going before the County Commission.

Commissioner Edwards says that this does not meet minimum lot size or width. Substandard roads are still a concern.

Applicant Chad Buck: This is a street connectivity subdivision. We do meet the size requirements for that. We are within code. RE-15 zone, plus medium income density, plus smart growth. With the general plan, subdivisions, connected streets all coming in. It will be like a master planned area. We are trying to comply with the spirit of the law.

Commissioner asks how they will help with the substandard road. Mr Buck states that he was planning on improving the road in front of our development. We are also adding sewer length to get to our property. Commissioner Edwards asks how smart growth plays into the plan.

Approved _____

December 13-2022 Minutes

From Staff Report: The parks district would like to see a 5-acre community park within a ½ mile of every residence, and a regional park within 2 miles of every residence. The image below shows the location of the nearest park located just outside of the ½ mile buffer, as the crow flies, not walking distance from the subject parcel.

The Western Weber General Plan shows 2200 South as a minor collector street that should be 80 feet wide. The parcel on which the rezone is proposed may need to dedicate sufficient area for a 40 foot half-width, per County Engineering. Weber County Planning also recommends dedication along the northern boundary of this proposal, to ensure continued connectivity as vacant land to the north, northwest, and northeast is developed. With this recommendation from Planning for dedication along the northern boundary, an updated concept plan shall be submitted prior to going before the County Commission.

Motion to open public hearing made by Commission Edwards and seconded by Commissioner Neville.

Byron White, will there be a fence? He should have his own green space. State requires sewer when it is available. 50% of us out there are on a fixed income. The developer should pay some for us to hook into the sewer.

Jeff Caster, I am concerned about the sewer cost to residents. Sewer is not a benefit. If you approve this subdivision, you are responsible for the traffic etc. The street is only 23 feet across. Will a bus be safe on this road?

Kylee Wyatt, Traffic will grow. 10-12 lots will be a greater value to the community. We have these meetings to see how it will impact me and my community.

Casey Neville motioned to close the public hearing. Motion was seconded by Bren Edwards. Motion passed 6-0.

Commissioner Edwards asked if there will be a pioneering agreement for community. If you are within X amount of feet, the resident is required to use the sewer. Commissioner Neville says that he is concerned about the narrow road. The County should look at traffic. Proposed development is not as big of an impact as the school. Will there be an impact fee? We should be looking at this street regardless of Mr Buck’s proposal.

Commissioner Edwards motioned to table this item. There are too many things that have not been worked out. We need to have a work session to get things worked out. Motion was seconded by Commissioner Andreotti. Motion passed 6-0.

A motion was made to reopen item 4.1 Commissioner Neville motioned to open item DR2022-06. Motion was seconded by Commissioner Clontz.

Planner Felix stated that they were looking at requirements for the front of the Seminary building.

Amended motion: Motion to add this condition with the other conditions and findings in the staff report. Occupancy shall not occur until the 2200 South roadway improvements on the area fronting the seminary property are installed or guaranteed.

1. All review agency requirements must be addressed and completed before the written approval of the design review is issued.
2. Occupancy shall not occur until all improvements, including landscaping, have either been installed or guaranteed.

The following findings are the basis for the staff's recommendation:

1. This proposal is listed as a permitted use within the A-1 Zone.
2. This proposal conforms to the Land Use Code of Weber County, Utah.
3. The owners will obtain the appropriate permits before construction begins.
4. The modern architecture conforms to the modern architecture of the new high school.

December 13-2022 Minutes

Motion to pass with conditions and findings in the staff report by Casey Neville. Seconded by Cami Clontz. Motion passed 5-1 with Commissioner Edwards voting no.

5.5 GPA 2022-01: Public hearing to consider and take action on amending the Future Land Use Map of the General Plan to allow for a designation change to approximately 355 acres of property located at approximately 5900 W 1100 S. The designation change is from Medium Sized Residential Lots, Industrial/Manufacturing, and Business/Office/Tech to Mixed Use Residential, Industrial/Manufacturing, and Business/Office/Tech. Planner: Bill Cobabe

Commissioner Andreotti says that he owns property across from the proposed development. He has no financial gain. All the Commissioners stated that they were ok with that and saw no conflict of interest.

This proposal has three parts, discussed below:

1. *Amending the Future Land Use Map of the General Plan.* Please refer to the map in Exhibit 1. The currently adopted map shows that the property is designated as "Business/Office/Tech", surrounding a core of "Industrial/Manufacturing". The revised map shows the property with a designation of "Mixed Use Residential" and "Business/Office/Tech", surrounding a core of "Industrial/Manufacturing". It also has expanded to cover all of the property in this proposal, and also shows the inclusion of a mix of uses in the area. This is an appropriate change and fits better with both what the community would benefit most from as well as matching what the developer envisions for the area.
2. *Amending Sections 104-21-1, 104-21-3, and 108-2-3.* These changes are reflected in Exhibit 2 and create a Manufacturing-Technology zone as anticipated by the General Plan. This new zoning district will enable a greater degree of flexibility within an otherwise manufacturing-centered section of the Code, allowing the developer and future tenants a broader range of uses for the property. The complete draft of the proposed language is attached, showing the purpose and intent, amended use tables (uses highlighted in yellow are new), and a changed applicability section, ensuring that the architectural design standards are applicable in this zone.
3. *Rezone.* According to the procedure for rezone as outlined in the Code, and working based on the idea that the new zone is adopted, the developer is requesting the zoning of the property be changed from agricultural (A-2) to the new Manufacturing-Technology zone. It should also be noted that the County will work with the developer to create a development agreement which will cover things like architecture, landscaping, road layout, trails and open space, infrastructure and many other items that will govern the overall implantation of a phased approach to development of the site.

It should be noted that there will be a Development Agreement in connection with the development of this property, including site plans, building layouts, architectural and landscaping standards, street connectivity, infrastructure improvements, and other items that will be addressed as the development progresses. The project narrative (see Exhibit D) demonstrates the developers' commitment to a quality project and adherence to all applicable County codes and standards. While the project renderings (see Exhibit E) are for general information purposes only and will be subject to change, they further reflect the overall theme and style of the buildout of the project, which will take place in phases and over several years.

Current zone is A-2. Proposed zone is M-T. Commissioner Edwards asked why there would be mixed use residential. Mr Cobabe stated that it would be desirable to allow for this transitional change. It will provide a place for people to live near where they work. They could even walk to work. It is nice to work, eat, and play in the same area. Commissioner Edwards said that he struggles with the mixed use residential. Commissioner Neville stated that he like the idea. People need housing near where they work. Commissioner Andreotti said that he was 50-50 on mixed use. Commissioner Edwards would rather see commercial. Commissioner Clontz stated that she liked commercial as well. Commissioner McCormick likes mixed use residential as a positive.

Approved _____

December 13-2022 Minutes

Developer Dallin Curriden representing Black Pine from Farr West. We are excited to see the growth within this area. We appreciate staff and the Planning Commission work on this and the general plan. We anticipate 6400 jobs from this project. 3600 would be direct jobs that would be working there. These jobs would bring \$350,000,000 in employee revenue. We are in full support of the plan and we are open-flexible about housing. 34 acres of open space plus 3 miles of trails for employees and residents. We want to develop responsibly.

Commissioner Neville asks how this will affect the community. I have concerns about the river access. It can be a long drop into the water from the edge. Developer Dallin Curriden says that the current plan is to develop the trails along the river . No river access.

Commissioner Edwards asks who will own the 34 acre park. Mr Curriden says that it will go to the park district. They may adopt the trails as well. We will develop them then it will go to the parks.

Commissioner Edwards motions to open the public hearing. Commissioner Clontz seconds the motion. Passes 6-0.

Kevin Bailey, How will cars get there safely? Sewer. Will that bring the sewer to this area? Is this going to use taxpayer dollars? Also, new bridge. Electrical power to that much property. Will we need new lines? The trail is not good for us.

A Darby Will there be a buffer to the west? This will block my view of the mountains from my back door. There are not a lot of ways to get out of this area. Development will come. This does not benefit me. Thank you.

Mike Quale I am concerned about the animals. Who is going to keep the kids from the park out of my animals? I have bees. We don't need more jobs. We have low unemployment rate. Many businesses are hiring. There are not enough people to fill these jobs. 100% against.

Bob Urry. I live just across the bridge from the proposed development. Why are they not widening the bridge? The bridge is Federal. They won't do anything. How are we going to handle 6500 people?

Scott Conly, Quality of life. Semis drive me nuts. So loud. Army Corp of Engineers will not widen the bridge. There are also wetlands in the area. There is so much more of this than what is being presented. What is being done in case of an emergency evacuation?

Tina Baily, I live across from the proposed plant. What about the lights? There is too much traffic to ride a horse. There is also other wild life. Will there be a traffic light? I am concerned about hunting, wet lands, public safety and secondary water. It takes too long to get help out here. If this comes, I would have to leave.

Paul Barney, Where is my quality of life? What about sewer. This will be expensive.

Marsha Hooker I don't agree with road extensions. I don't want this.

Dan Cragun, We own this property. This does suck. If you wanted a better view, you should have bought the land. My family will lose this property. There have been NO positive support or suggestions, only naysayers. This will be what we make of it. Black Pine has some good ideas, responsible path forward. Employment is Black Pine's risk. If you wanted to protect your view, you should have bought the land. If you want to protect wildlife, buy the land. When you don't, you don't get a whole lot of say about what is going to happen there. Your opinion does count. There have been no positive suggestions for my family.

McKenzie Clem, My concern is developers. We are asking developers to develop responsibility. It has flooded in that area before. Water is an issue. There are only 2 drains for my 7 acres. Ground water is high. The development won't flood. Residents will. I am not against. Just develop responsibly.

Approved_____

December 13-2022 Minutes

Gwen Knight, My father and grandfather farmed in the area. Legacy is coming through. I am for this. There will be a long lead time. There will be other public hearings as things come in. I like the mixed use. People want to live near jobs. I support this.

Pat Burns I own property in the area. I like this. I understand the master plan. It will be a good use for the property and meets the general plan.

Motion was made by Commissioner Edwards and seconded by Commissioner Clontz to close the public hearing. Motion passed 6-0.

Commissioner Edwards states that he is against amending the general plan. This is the wrong time to say that you don't want something. There were no comments while doing the general plan against manufacturing in this area. I support the purple (Manufacturing) and against the mixed use residential. Commissioner Neville is in favor of the mixed use residential but could change his mind. He does commend everyone for coming to this meeting. I personally don't want growth, but it is coming. We need to allow some growth. It will affect some negatively and some positively. Commissioner Andreotti stated that dairy is a tough business. There used to be lots of dairies. Everyone is faced with regulations, debt, feed costs. Hats off to the Wades for trying. Property owners have rights. If it isn't this, what will it be?

Commissioner Andreotti motions to forward a positive recommendation following staff recommendations and findings. The recommendation is supportable with the following findings:

1. The proposals will meet the anticipated needs and goals outlined in the General Plan;
2. The proposals reflect the desires of the developer and property owners;
3. The proposals demonstrate a continued orderly progression to development in the area; and,
4. The proposals are in the best interest of the health, safety, and welfare of the general public.

There was no second.

Commissioner Edwards motioned and Commissioner Clontz seconded the motion to forward a positive recommendation to the County Commission if it stays in the new future M-T business office tech area and the mixed use residential is not allowed. Siting the staff recommendations and findings in the staff report.

Vote: Commissioners, Edwards, Clontz and Neville voted YEA. Commissioners McCormick, Andreotti, and Favero voted NAY. Vote fails 3-3.

Commissioner McCormick stated that towns without great industry fail and become ghost towns. Commissioner Edwards suggested mixed use commercial. Charlie Ewert stated that mixed use commercial with limited residential is a possibility. Commissioner Edwards asked if we were creating another village. Mr Ewert said that it might be a village area with out amenities. Commissioner Edwards said that he could support mixed use commercial.

Commissioner Edwards motioned and Commissioner Andreotti seconded to recommend a positive recommendation to the County Commission and to amend the general plan but change the orange area to mixed use commercial. Following the findings and conditions in the staff report. Motion passed 6-0.

5.6 ZTA 2022-04: Public hearing to consider and take action on amending the Weber County Zoning Code to create a new zoning district, known as the M-T zoning district. Planner: Bill Cobabe

Zoning Text Amendment: The Code allows for certain areas to be designated as Manufacturing, much of which allows for more intensive and permissive uses than would be desirable in and around residential areas. The proposed M-T zoning district notes the following:

December 13-2022 Minutes

Section 104-21-1 (e) The purpose of the Manufacturing and Technology (M-T) District is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

This zone would be much more compatible with a surrounding residential area as anticipated by the General Plan, and reflects the less-intensive uses desirable on the property. See Exhibit B for a full list of anticipated uses (new uses and the new zoning district are highlighted in yellow).

Bill Cobabe states that for the changes we pulled out the louder outdoor uses. Commissioner Edwards asked about contractor storage. Mr Cobabe said that it would have to be only indoor storage. We tried to stay away from conditional use permits because it is difficult to add all the potential problems and conditions.

Commissioner Edwards motions to open the public hearing. Commissioner Andreotti seconds the motion. Passes 6-0.
No comments from the public.

Motion was made by Commissioner Neville and seconded by Commissioner Andreotti to close the public hearing. Motion passed 6-0.

Motion was made by Commissioner Neville to approve item ZTA 2022-04 as proposed by staff and following the staff report. Motion was seconded by Commissioner Andreotti. Motion passes 6-0

5.7 ZMA 2022-03; Public hearing to consider and take action on changing the zoning of approximately 355 acres of property located at approximately 5900 W 1100 S from A-2 (agricultural) to M-T (Manufacturing and Technology). Planner: Bill Cobabe

There was no discussion.

Commissioner Edwards motions to open the public hearing. Commissioner Clontz seconds the motion. Passes 6-0.

No public Comment

Commissioner Edwards motions to close the public hearing. Commissioner Andreotti seconds the motion. Passes 6-0.

No discussion

Motion was made by Commissioner Neville to approve item ZMA 2022-03 as proposed by staff and following the staff report. Motion was seconded by Commissioner McCormick. Motion passes 6-0

6. Public Comment for Items not on the Agenda: none

7. Remarks from Planning Commissioners: Commissioner Neville thanked the staff for help and support. Commissioner Edwards stated that these items showed that the Planning Commission had to ability to work together.

8. Planning Director Report: We will try to schedule a work session on December 27—with dinner.

9. Remarks from Legal Counsel: none

Adjourn to Work Session: postponed.

WSI: Smart Fields development redesign, with a potential rezone

Adjourn

Approved _____

December 13-2022 Minutes

Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____