



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on changing the zoning of the property from A-2 (agricultural) to M-T (Manufacturing and Technology) (ZMA 2022-03).

Agenda Date: Tuesday, May 16, 2023

Applicant: BlackPine Group. Agent: Daniel Stephens

File Numbers: ZMA 2022-03

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Property Information

Approximate Address: 355 acres at 5900 W 1100 N, Unincorporated Weber County

Zoning: The area is currently zoned A-2

Existing Land Use: Agricultural/vacant

Proposed Land Use: Business park, light manufacturing, office spaces

Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Agriculture

Planned Land Use (General Plan)

North: Medium Sized Residential Lots	South: Mixed Use Commercial
East: Agriculture	West: Medium Sized Residential Lots

Applicable Ordinances

- § 101-1-8 – Amendments to Code
- § 102-2-4 – Powers and Duties of the Planning Commission
- § 102-5-2 – Development to be in Conformance to the General Plan
- § 102-5-6 – Rezone Procedure
- § 104-21-1 – Manufacturing Zones – Purpose and Intent
- § 104-21-3 – Land Use Tables
- § 108-2-3 – Architectural, Landscape, and Screening Design Standards – Applicability

Legislative Decisions

Decision on these items is a legislative action. The Planning Commission discussed this legislative item, acting as a recommending body to the County Commission. 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

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. This item will be heard in a separate agenda item with its own public hearing.

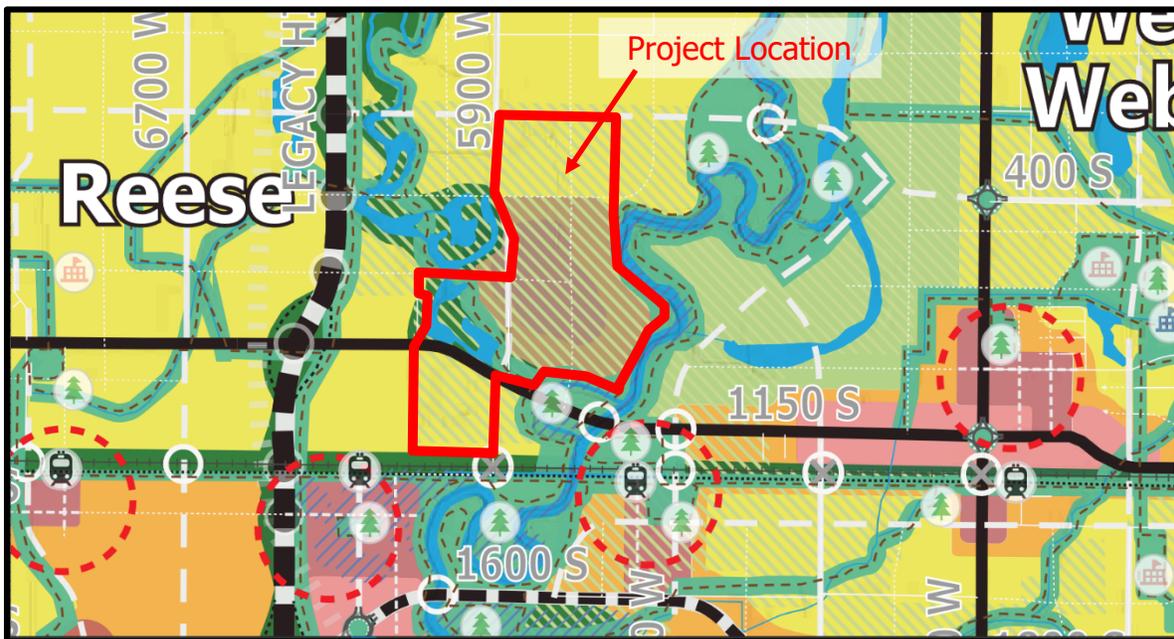
2. *Amending Sections 104-21-1, 104-21-3, and 108-2-3.* These changes are reflected in Exhibit 2 and create a Manufacturing-Technology zone as anticipated by the General Plan. This new zoning district will enable a greater degree of flexibility within an otherwise manufacturing-centered section of the 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. These changes were adopted on May 2, 2023.
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. This is the item that is the subject of this staff report.

In consideration of the proposed rezone, a Development Agreement governing 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.

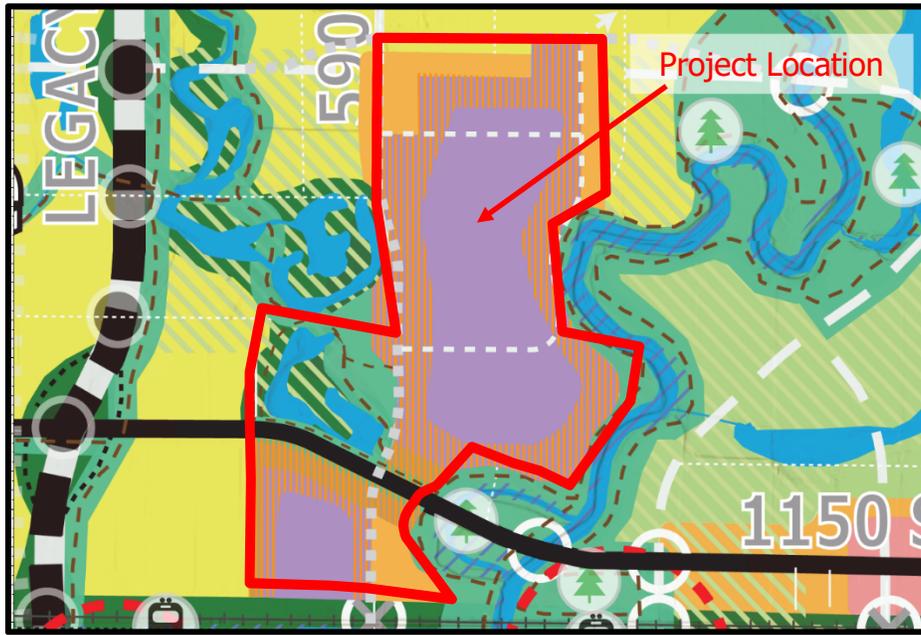
Policy Analysis

The applicant has provided a detailed policy analysis, which staff has reviewed and agrees with. Please refer to Exhibit D for the review of applicable General Plan sections and the County Code requirements.

General Plan. As noted above, the West Weber General Plan currently envisions this property to be an area with an industrial/manufacturing center and a business/office/tech surrounding boundary.



The proposed amendment would change the designation to include all of the property for consideration and includes more of the area to the north and south. Further, there is a small amount of mixed use residential along the periphery of the site, allowing for a mix of uses and a live-work arrangement that may be beneficial for property owners and workers in the area.

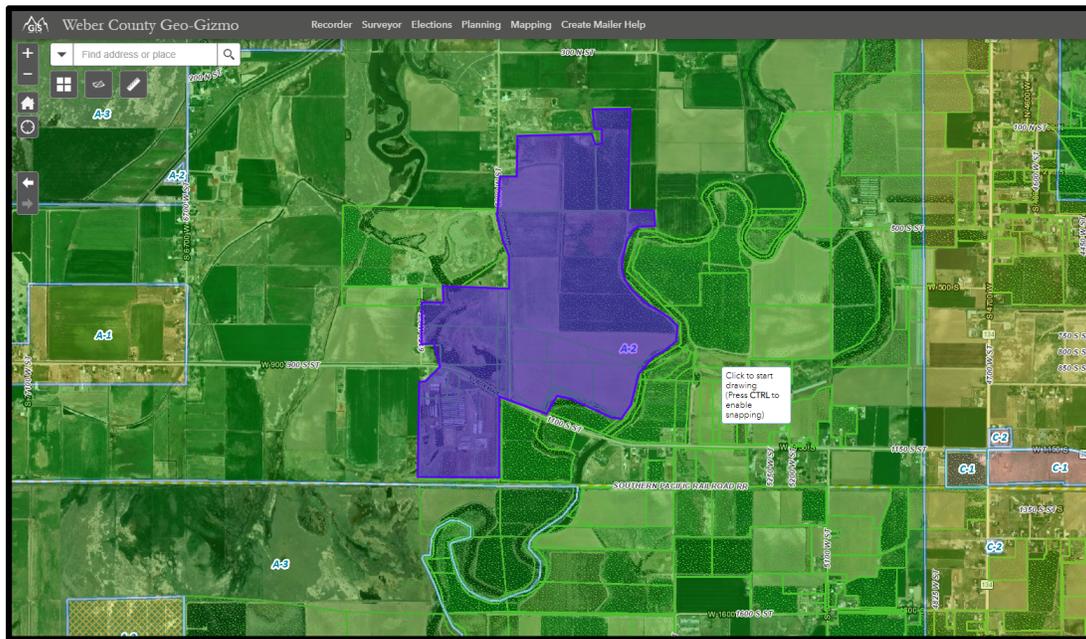


Zoning Text Amendment: The Code allows for certain areas to be designated as Manufacturing, much of which allows for more intensive and permissive uses than would be desirable in and around residential areas. The proposed M-T zoning district notes the following:

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).

Zoning Map. Current zoning shows an area completely zoned for agriculture. The proposed zone change incorporates the new M-T zoning district and applies it to the entire property as shown below.



Planning Commission Recommendation

On December 13, 2023, the Western Weber Planning Commission held a public hearing, took meaningful input from the public, and voted to recommend approval by the County Commission for the following action:

Approving file number ZMA 2022-03, amending the County zoning map and changing the zone of the property described in Exhibit C from A-2 (agricultural) to M-T (Manufacturing-Technology), with a development agreement that implements the goals and requirements of the County, and the details provided by the applicant in the attached project narrative.

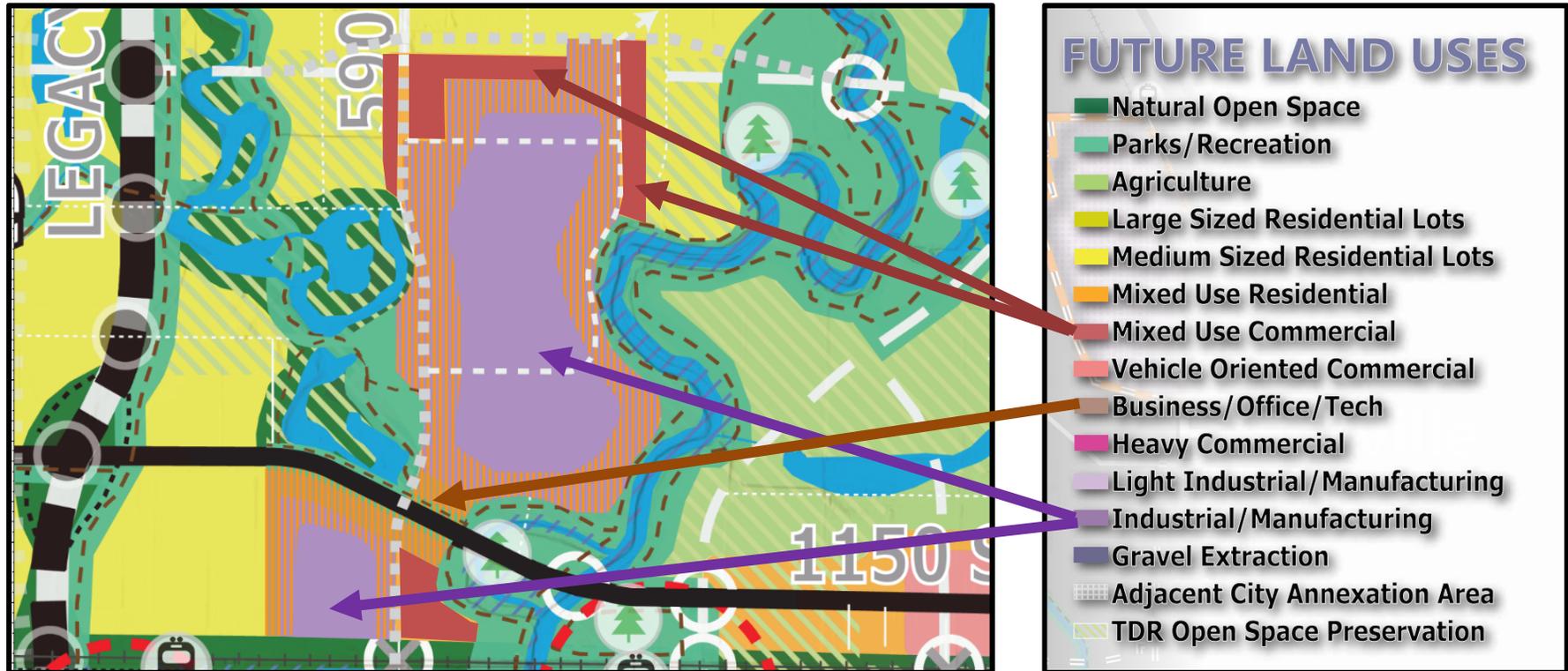
The recommendation is supportable with the following findings:

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.

Attachments

- A. Proposed Future Land Use Map of the General Plan Amendments
- B. Proposed Draft – Development Agreement between Weber County and Black Pine
- C. Proposed Property Descriptions of Areas to be Rezoned
- D. Project Narrative
- E. Project Renderings (Tentative)
- F. December 13, 2023 – Western Weber Planning Commission Meeting Public Hearing Minutes

Attachment A – Proposed Future Land Use Map Amendments (as amended – amendment to the Future Land Use Map will be a separate item and public hearing)



Attachment B – Proposed Draft – Development Agreement between Weber County and Black Pine (Attached Separately)

Attachment C – Proposed Property Descriptions of Areas to be Rezoned

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY:

BEGINNING AT A POINT 56 RODS SOUTH AND 1650 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 558.44 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE SOUTH ALONG SAID FENCE LINE 104 RODS, MORE OR LESS, TO AN EXISTING FENCE; THENCE WEST ALONG SAID EXISTING FENCE LINE 558.44 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE NORTH ALONG SAID EXISTING FENCE LINE 104 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY:

BEGINNING AT A POINT 56 RODS SOUTH AND 1650 FEET EAST AND 350.4 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST 100 FEET; THENCE SOUTH 270 FEET; THENCE WEST 100 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE NORTH ALONG SAID FENCE 270 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 1A:

A RIGHT OF WAY 25 FEET IN WIDTH FOR INGRESS AND EGRESS AND DRAINAGE OVER THE FOLLOWING DESCRIBED CENTERLINE, BEING 12.5 FEET EITHER SIDE OF SAID CENTERLINE AS FOLLOWS: BEGINNING AT A POINT 56 RODS SOUTH AND 1650 FEET EAST AND 396 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 50° EAST 90 FEET, MORE OR LESS, TO THE NORTH LINE OF THE EXCEPTED PARCEL HEREINABOVE DESCRIBED.

PARCEL 1B:

A RIGHT OF WAY FOR INGRESS AND EGRESS AND DRAINAGE, ACROSS THE NORTH 25 FEET OF THE EAST 50 FEET OF THE EXCEPTED PARCEL HEREINABOVE DESCRIBED.

PARCEL 2:

PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 18, THENCE WEST 60 RODS, THENCE NORTH 80 RODS, THENCE WEST 1294 FEET, THENCE SOUTH 150 FEET, THENCE WEST 73 FEET, THENCE SOUTH 150 FEET, THENCE EAST 23.24 FEET; THENCE SOUTH 00°45'59" WEST 129.22 FEET; THENCE WEST 23.24 FEET; THENCE SOUTH 20.78 FEET, THENCE WEST 283 FEET, THENCE SOUTH 990.45 FEET, MORE OR LESS, THENCE SOUTH 14° EAST 792 FEET, THENCE SOUTH 00°42' EAST 1136 FEET, THENCE SOUTH 72°50' EAST 2162 FEET TO SOUTH LINE OF SAID SECTION; THENCE EAST 282 FEET TO CENTER CHANNEL OF WEBER RIVER, THENCE NORTHERLY, THENCE EASTERLY, THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID RIVER TO A POINT 342 FEET SOUTH OF BEGINNING, THENCE NORTH 342 FEET TO BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 633.0 FEET NORTH 00°45'59" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00°45'59" EAST 237.00 FEET ALONG SAID SECTION LINE TO THE SOUTH LINE OF THE VERNAL HILL PROPERTY, THENCE SOUTH 89°14'01" EAST ALONG SAID SOUTH LINE 172.87 FEET, THENCE NORTH 62°05'41" EAST 43.31 FEET, THENCE SOUTH 89°14'01" EAST 95.37 FEET, THENCE NORTH 00°45'59" EAST 129.22 FEET, THENCE NORTH 89°14'01" WEST 23.24 FEET, THENCE NORTH 00°45'59" EAST 150.00 FEET, THENCE SOUTH 89°14'01" EAST 72.83 FEET, THENCE SOUTH 00°45'59" WEST 537.00 FEET, THENCE NORTH 89°14'01" WEST 355.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY FOR INGRESS AND EGRESS AS DISCLOSED BY QUIT CLAIM DEED RECORDED MARCH 09, 2016 AS ENTRY NO. [2782055](#) OF OFFICIAL RECORDS:

BEGINNING AT A POINT 703.00 FEET NORTH 00°45'59" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00°45'59" EAST 20.00 FEET ALONG SAID SECTION LINE, THENCE SOUTH 89°14'01" EAST 335.83 FEET, THENCE NORTH 00°45'59" EAST 101.00 FEET, THENCE NORTH 89°14'01" WEST 335.83 FEET, THENCE NORTH 00°45'59" EAST 20 FEET, THENCE SOUTH 89°14'01" EAST 355.83 FEET, THENCE

SOUTH 00°45'59" WEST 141.00 FEET, THENCE NORTH 89°14'01" WEST 355.83 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD AND THE SOUTH LINE OF SAID QUARTER SECTION, RUNNING THENCE NORTH ALONG SAID EAST LINE 682.8 FEET, THENCE SOUTH 72°50' EAST 675 FEET, THENCE SOUTH 00°42' EAST TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST TO THE PLACE OF BEGINNING.

PARCEL 4:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 682.8 FEET AND SOUTH 72°50' EAST 1418 FEET FROM THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD, AND THE SOUTH LINE OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 72°50' EAST 744 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST ALONG SAID LINE TO POINT SOUTH 0°42' EAST OF BEGINNING, THENCE NORTH 0°42' WEST TO BEGINNING.

PARCEL 5:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 682.8 FEET AND SOUTH 72°50' EAST 675 FEET FROM THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD AND THE SOUTH LINE OF SAID QUARTER SECTION 18, AND RUNNING THENCE SOUTH 72°50' EAST 742 FEET, THENCE SOUTH 00°42' EAST TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST ALONG SAID LINE TO A POINT SOUTH 00°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO BEGINNING.

PARCEL 6:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING ON THE NORTH LINE OF SAID QUARTER SECTION 1390 FEET, MORE OR LESS, EAST OF THE EAST LINE OF THE COUNTY ROAD, AND RUNNING THENCE EAST TO THE WEST BANK OF THE WEBER RIVER, THENCE SOUTH ALONG SAID WEST BANK 1050 FEET, MORE OR LESS, THENCE ALONG THE NORTH BANK OF SAID RIVER IN A NORTHWESTERLY DIRECTION TO A POINT SOUTH 00°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO BEGINNING.

PARCEL 7:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING ON THE NORTH LINE OF SAID QUARTER SECTION 675 FEET, MORE OR LESS, EAST OF THE EAST LINE OF THE COUNTY ROAD, AND RUNNING THENCE EAST 720 FEET, MORE OR LESS, THENCE SOUTH TO THE NORTH BANK OF THE WEBER RIVER, THENCE ALONG SAID RIVER BANK IN A WESTERLY DIRECTION TO A POINT SOUTH 00°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO BEGINNING.

PARCEL 8:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT INTERSECTION OF THE EAST LINE OF COUNTY ROAD AND NORTH LINE OF NORTHWEST QUARTER OF SECTION 19, THENCE SOUTH 582.4 FEET, SOUTH 62°20' EAST 630 FEET TO WEST LINE OF WEBER RIVER, THENCE NORTHERLY, EASTERLY TO A POINT EAST 670 FEET, MORE OR LESS, AND SOUTH 0°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO NORTH LINE OF SAID SECTION DUE EAST OF BEGINNING, THENCE WEST TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS AS [ENTRY NO. 321655 IN BOOK 624 AT PAGE 596](#) OF OFFICIAL RECORDS.

LESS AND EXCEPT THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS [ENTRY NO. 2800625](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY, SAID POINT LIES 563.34 FEET SOUTH 00°42'09" EAST ALONG THE WEST LINE OF SAID SECTION 19 AND 200.71 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 44.11 FEET ALONG GRANTOR'S WEST PROPERTY LINE TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) THENCE SOUTH 59°34'37" EAST 157.74 FEET ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF SAID PROJECT TO A POINT OF CURVATURE ON SAID NORTH RIGHT OF WAY LINE, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTHEASTERLY 483.97 FEET ALONG THE ARC OF A 4445.20 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 06°14'17" AND LONG CHORD BEARS SOUTH 62°41'45" EAST 483.73 FEET) ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE GRANTOR'S EAST PROPERTY LINE, THENCE SOUTH 12°44'31" WEST 35.74 FEET ALONG GRANTOR'S EAST PROPERTY LINE TO GRANTOR'S SOUTH PROPERTY LINE, THENCE NORTH 62°20'00" WEST 630.00 FEET ALONG GRANTOR'S SOUTH PROPERTY LINE TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°14'13" COUNTER CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 9:

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 570 FEET SOUTH FROM THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, AND RUNNING THENCE SOUTH TO RIGHT-OF-WAY OF THE CENTRAL PACIFIC RAILROAD, THENCE EAST ALONG SAID RIGHT-OF-WAY 80 RODS; THENCE NORTH 85 RODS, MORE OR LESS, TO THE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID ROAD TO A POINT WHICH IS SOUTH 00°30'30" EAST 439.87 FEET, AND NORTH 67°36'20" WEST 737.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, THENCE SOUTH 00°30'30" EAST 481.06 FEET, THENCE NORTH 73°53' WEST 200.00 FEET, THENCE WEST 460.0 FEET, MORE OR LESS, TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS ENTRY NO. 321643 IN BOOK 624 AT PAGE 584 OF OFFICIAL RECORDS.

ALSO: PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS SOUTH 00°30'30" EAST 439.87 FEET ALONG SECTION LINE AND NORTH 67°36'20" WEST 737.87 FEET, AND SOUTH 00°30'30" EAST 481.06 FEET AND NORTH 73°53' WEST 200.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE WEST 460.0 FEET, MORE OR LESS, TO WEST LINE OF EAST HALF OF NORTHEAST QUARTER OF SAID SECTION 24, THENCE NORTH 270.0 FEET, MORE OR LESS, TO A POINT 300 FEET SOUTH OF NORTH LINE OF SAID SECTION; THENCE EAST 200 FEET; THENCE NORTH 267 FEET, MORE OR LESS, TO SOUTH LINE OF 900 SOUTH STREET, THENCE EASTERLY ALONG SOUTH LINE OF SAID STREET TO A POINT NORTH 00°30'30" WEST OF THE PLACE OF BEGINNING, THENCE SOUTH 00°30'30" EAST 481.06 FEET TO THE PLACE OF BEGINNING.

ALSO: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 300 FEET SOUTH FROM THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER, AND RUNNING THENCE NORTH 267 FEET, MORE OR LESS, TO THE SOUTH LINE OF 900 SOUTH STREET, THENCE EASTERLY ALONG SAID SOUTH LINE OF 900 SOUTH STREET 200 FEET, MORE OR LESS, THENCE SOUTH 267 FEET, MORE OR LESS, THENCE WEST 200 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. 2800632 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT AND THE EAST LINE OF THE GRANTOR'S PROPERTY, SAID POINT LIES 76.11 FEET SOUTH 00°27'54" WEST AND 866.33 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 AND RUNNING THENCE NORTHWESTERLY 336.16 FEET ALONG THE ARC OF A 1447.52 FOOT RADIUS CURVE TO THE LEFT,

(CENTRAL ANGLE EQUALS 13°18'21" AND LONG CHORD BEARS NORTH 81°53'34" WEST 335.40 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 88°32'45" WEST 123.59 FEET ALONG SAID RIGHT OF WAY LINE TO THE GRANTOR'S WEST PROPERTY LINE THENCE NORTH 00°13'14" EAST 14.66 FEET ALONG SAID WEST PROPERTY LINE TO THE NORTH LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 89°46'46" EAST 200.00 FEET ALONG SAID NORTH PROPERTY LINE TO AN ANGLE POINT IN THE GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 77°26'12" EAST 261.78 FEET ALONG SAID NORTH PROPERTY LINE TO THE GRANTOR'S EAST PROPERTY LINE, THENCE SOUTH 00°17'16" EAST 7.38 FEET ALONG SAID EAST PROPERTY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. [2800633](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT AND THE GRANTOR'S NORTH PROPERTY LINE, SAID POINT LIES 201.27 FEET SOUTH 00°27'54" WEST ALONG THE EAST LINE OF SAID SECTION 24, AND 548.01 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTHWESTERLY 138.96 FEET ALONG THE ARC OF A 1447.52 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 05°30'01" AND LONG CHORD BEARS NORTH 64°27'27" WEST 138.91 FEET) ALONG SAID PROPOSED RIGHT OF WAY LINE TO A WEST LINE OF THE GRANTOR'S PROPERTY, THENCE NORTH 00°02'44" WEST 16.39 FEET ALONG SAID WEST PROPERTY LINE TO THE GRANTOR'S NORTH PROPERTY LINE, THENCE SOUTH 58°40'33" EAST 146.73 FEET ALONG SAID NORTH PROPERTY LINE TO THE POINT OF BEGINNING.

PARCEL 10:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 60 RODS, THENCE NORTH 20 RODS, THENCE WEST 20 RODS, THENCE NORTH 20 RODS, THENCE EAST 80 RODS, THENCE SOUTH 40 RODS TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS ENTRY NO. [321626 IN BOOK 624 AT PAGE 567](#) OF OFFICIAL RECORDS.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. [2800628](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 13 AND THE GRANTOR'S WEST PROPERTY LINE, SAID POINT LIES 990.00 FEET WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FROM THE SOUTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 37.90 FEET ALONG SAID WEST PROPERTY LINE TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE FOR THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH); THENCE SOUTHEASTERLY 185.66 FEET ALONG THE ARC OF A 1547.52 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 06°52'26" AND LONG CHORD BEARS SOUTH 78°12'45" EAST 185.55 FEET) ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE SAID SECTION 13, THENCE WEST 181.64 FEET ALONG THE SOUTH LINE OF SECTION 13 TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°48'40" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 11:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, AND RUNNING THENCE SOUTH 463 FEET, THENCE NORTH 62°20' WEST

990 FEET, THENCE EAST 875 FEET TO BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016, AS ENTRY NO. [2800627](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 AND THE GRANTOR'S SOUTH PROPERTY LINE, SAID POINT LIES 463.00 FEET SOUTH ALONG THE EAST LINE OF SAID SECTION 24, FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 62°20'00" WEST 990.00 FEET TO THE NORTH LINE OF GRANTOR'S PROPERTY, THENCE EAST 96.81 FEET TO THE PROPOSED NORTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH); THENCE SOUTHEASTERLY 352.69 FEET ALONG THE ARC OF A 1547.52 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 13°03'29" AND LONG CHORD BEARS SOUTH 66°48'31" EAST 351.93 FEET) ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE, THENCE SOUTH 60°16'46" EAST 525.66 FEET ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 60.49 FEET ALONG THE EAST LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°27'57" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 12:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 463 FEET, THENCE SOUTH 62°30' EAST 183 FEET, THENCE NORTH 00°42' WEST TO THE NORTH LINE OF SAID SECTION, THENCE WEST TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS [ENTRY NO. 321656 IN BOOK 624 AT PAGE 597](#) OF OFFICIAL RECORDS.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016, AS ENTRY NO. [2800626](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 19 AND THE SOUTH LINE OF THE GRANTOR'S PROPERTY, SAID POINT LIES 463.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 60.49 FEET ALONG SAID WEST PROPERTY LINE, THENCE SOUTH 60°16'46" EAST 186.17 FEET ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF SAID PROJECT TO THE EAST LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 00°42'00" EAST 52.69 FEET ALONG THE EAST LINE OF THE GRANTOR'S PROPERTY TO A POINT ON THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE NORTH 62°30'00" WEST 183.00 FEET ALONG THE SOUTH LINE OF THE GRANTOR'S PROPERTY, TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°27'57" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 13:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 40 RODS; THENCE EAST TO COUNTY ROAD; THENCE SOUTH 00°42' EAST ALONG SAID ROAD TO THE SOUTH LINE OF SAID SECTION; THENCE WEST TO BEGINNING.

PARCEL 14:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN:

BEGINNING AT A POINT 658.7 FEET, NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 40 RODS, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, THENCE EAST 138.2 FEET TO THE WEST LINE OF COUNTY ROAD; THENCE SOUTH 00°42' EAST 40 RODS ALONG THE WEST LINE OF COUNTY ROAD, THENCE WEST 146.2 FEET TO BEGINNING.

PARCEL 15:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. EXCEPT THAT PART DEEDED TO JAMES LEROY WYATT AND BRENDA K. WYATT, HUSBAND AND WIFE RECORDED MARCH 01, 1978 AS [ENTRY NO. 730060 IN BOOK 1227 AT PAGE 877](#) OF OFFICIAL RECORDS.

PARCEL 16:

PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. COMPRISING 4.34 ACRES OF LAND BY ADJUSTING THE BOUNDARIES OF THOSE TWO CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DEEDS RECORDED AS ENTRIES 3037317 AND 3017482 OF THE WEBER COUNTY RECORDS.

BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89°35'47" EAST 2654.54 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, THENCE SOUTH 89°45'08" EAST 1306.10 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°01'38" WEST 47.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 900 SOUTH STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°04'09" EAST 1050.18 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°22'10" WEST 186.58 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°37'50" EAST 1048.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID 900 SOUTH STREET. THENCE SOUTH 89°45'08" EAST 173.76 FEET COINCIDENT WITH SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 17:

PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. COMPRISING 5.12 ACRES OF LAND BY ADJUSTING THE BOUNDARIES OF THOSE TWO CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DEEDS RECORDED AS ENTRIES 3037317 AND 3017482 OF THE WEBER COUNTY RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89°35'47" EAST 2654.54 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, THENCE SOUTH 89°45'08" EAST 1306.10 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°01'38" WEST 47.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE NORTH 89°15'08" WEST 203.76 FEET COINCIDENT WITH SAID RIGHT OF WAY LINE TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°45'08" EAST 30.00 FEET COINCIDENT WITH SAID RIGHT OF WAY TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 00°37'50" WEST 1048.94 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89°22'10" EAST 186.58 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 00°04'09" EAST 863.58 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHERN PACIFIC RAIL ROAD AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°38'59" WEST 227.13 FEET COINCIDENT WITH SAID RAIL ROAD PARCEL TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°37'50" EAST 1913.37 FEET TO THE POINT OF BEGINNING.

PARCEL 18:

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD WHICH IS SOUTH 00°30'30" EAST 439.87 FEET ALONG THE SECTION LINE AND NORTH 67°36'20" WEST 737.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT IS ALSO NORTH 67°36'20" WEST 737.87 FEET FROM THE RAILROAD SPIKE AT THE INTERSECTION OF THE CENTER LINE OF THE COUNTY ROAD AND THE EAST LINE OF SAID SECTION 24, RUNNING THENCE SOUTH 00°30'30"

EAST 481.06 FEET, THENCE NORTH 73°53' WEST 200.00 FEET, THENCE NORTH 00°30'30" WEST 481.06 FEET TO THE SOUTH LINE OF THE COUNTY ROAD, THENCE SOUTH 73°53' EAST 200.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JULY 28, 2015, AS ENTRY NO. [2748029](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH, ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE SAID 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) AND THE GRANTOR'S WEST PROPERTY LINE, SAID POINT LIES 76.13 FEET SOUTH 00°27'54" WEST AND 866.26 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 00°16'46" WEST 7.40 FEET ALONG THE GRANTOR'S WEST PROPERTY LINE TO A POINT ON THE GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 73°39'46" EAST 200.00 FEET ALONG SAID NORTH PROPERTY LINE TO A POINT ON THE GRANTOR'S EAST PROPERTY LINE, THENCE SOUTH 00°16'46" EAST 16.42 FEET ALONG SAID EAST PROPERTY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY FOR SAID (LG_WC_1200 SOUTH) PROJECT, THENCE NORTHWESTERLY 202.93 FEET ALONG THE ARC OF A 1447.52 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 08°01'56" AND LONG CHORD BEARS NORTH 71°13'15" WEST 202.76 FEET) ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

Attachment D - Project Narrative (Attached Separately)



Promontory Commerce Center: Project Narrative

On August 16, 2022, the Weber County Commissioners approved a new Western Weber General Plan with considerable thought and foresight focused on community and economic growth to support the needs of Western Weber County. As part of the future vision of the Western Weber General Plan, the Planning Commission and Commissioners identified a 355+ acre area on 12th Street and 5900 W (currently known as the Wadeland Farm & Dairy) as a key contributor to the economic growth and employment for Weber County. Per the General Plan, the zoning of this site contains a mix of industrial/manufacturing, business/office/tech, and medium sized residential lots. BlackPine, an Ogden based real estate development group, is pursuing the development of a business park on this property referred to throughout this application as the *Promontory Commerce Center*. A preliminary site plan for *Promontory Commerce Center* is shown in **Exhibit A: Preliminary Site Plan**.

How is the change in compliance with the General Plan?

BlackPine is seeking to rezone the subject land from its current agricultural use to a mix of business/office/tech and industrial land use. This proposed change is in line with the land uses proposed for this approximate area in the recently adopted West Weber General Plan. The proposed zoning change will greatly assist the County in achieving Land Use Goal 3 of the General Plan. The goal is as follows:

“Land Use Goal 3, Business, Tech, and Industry: As part of the County’s economic growth strategy, the County will pursue options to bring basic sector jobs to the area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech, innovation jobs, industrial, and manufacturing jobs.”

As this site is one of the largest contiguous areas available on 12th Street, it provides the County with a unique opportunity for the development of a blended business and industrial park that is projected to yield over **3,600 direct jobs and over 6,400 indirect jobs** per an economic impact study performed by Newmark. The size of the subject site would also foster continuity of a pleasant and harmonious look and feel throughout the project. The combination of size, location, proximity to both I-15 and the future Legacy Corridor, proximity to rail line, and access to one of the nation’s most qualified workforces makes this site a prime candidate for economic growth, job creation, and industrial land use in Weber County.

The Western Weber General Plan states the following about land use related to the proposed business/office/tech zoning:



Business/Office/Tech – *“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.”*

Industrial/Manufacturing: *“Weber County desires this area to build-out as an industrial, manufacturing, innovation, and tech mega site that provides jobs for current and future residents of Weber County, especially the growing population of the Western Weber Planning Area. Attract diverse employers that offer a wide range of jobs and salaries, the area should be designed in a manner that is attractive and well kempt; similar to Ogden City’s newer BDO facilities.*

The area should have a layout that is truck-traffic friendly, but that also provides opportunities for employees to walk...or enjoy the outdoors during breaks.”

BlackPine is working in detail with design architects, landscape architects, and traffic and civil engineers to ensure that the development meets the mandate of providing a pleasant and harmonious built environment, particularly along any street frontage. All buildings facing 12th Street will be Business/Office/Tech oriented, providing an attractive buffer between this major corridor and any larger industrial buildings. Please see **Exhibit B: Preliminary Renderings** for preliminary renderings of the proposed Business/Office/Tech buildings. The design of larger, industrial focused buildings will be governed by predetermined CC&R’s to ensure a consistent, harmonious look and feel throughout the park. The project also plans to provide significant contributions towards green-space investments, as shown in **Exhibit C: Trails & Open Space Renderings**.

Building footprints at the Promontory Commerce Center will vary in size to accommodate a variety of tenants and use scenarios, accomplishing the General Plan mandate to “attract diverse employers that offer a wide range of jobs and salaries”. BlackPine is also investigating the possibility of a “Foreign Trade Zone” designation for this project, creating further economic benefit for the County. A mix of Business/Office/Tech buildings, trails and open space, and industrial buildings will create an “area that is truck-traffic friendly, but that also provides opportunities for employees to walk...or enjoy the outdoors during breaks.”

The General Plan places a heavy emphasis on the development of an industrial mega-site past 8300 West. The proposed industrial buildings at the Promontory Commerce Center will be synergistic to the future development of the mega-site, helping to expedite tenant interest, infrastructure, and job creation as development continues to push westward.



Why should the present zoning be changed to allow this proposal?

With the adoption of the new West Weber General Plan, the subject site is no longer planned for agricultural use. The zoning changes requested for the *Promontory Commerce Center* will foster land and economic development in West Weber County in accordance with the well-defined growth strategies described in the General Plan.

BlackPine recognizes that Weber County has a desire to have buffers between dissimilar land uses, as stated below in the General Plan:

“Land Use Action Item 1.5.1, Residential: As provided on the Future Land Use Map, provide land use buffers between dissimilar uses. Commercial areas should be buffered from single-family residential areas with mixed-use residential. Heavier commercial or manufacturing uses should be buffered from residential uses with uses that gradually increase in intensity.

In the proposed zoning change for *Promontory Commerce Center*, these buffers are provided by existing and planned infrastructure, along with natural amenities that help to separate different land uses. The southern portion of the site is separated naturally by the Union Pacific Railroad. The Weber River and Little Weber Creek provide natural buffers on the eastern and western edges of the proposed zoning. The existing and planned minor collector roads of 5900 W and 200 S serve as natural zoning divisions on the western and northern boundaries of the site. Extending the industrial zoning north allows for contiguous land use through the entire site and creates a natural buffer between the industrial use and residential neighborhoods.

Additionally, the *Promontory Commerce Center* would allow for utilization of the adjacent rail line to further economic development and employer interest in Weber County. The adjacent rail line is one of the only shared rail lines between Union Pacific and BNSF in the state of Utah, which makes it an ideal option for transportation of goods and materials from manufacturing and industrial users. Re-zoning this land from the designated use of residential to industrial would allow Weber County to capitalize on this unique advantage for prospective industrial tenants. BlackPine has engaged with short line and rail switch operators to discuss the feasibility of servicing tenants through the rail.

How is the change in the public interest?

Accepting this zoning change would also allow for expedited development of industrial space in Weber County, for which there is extremely high demand. Vacancy for industrial space in Ogden remains at historically low levels of 1.5%, with over 15.2 million square feet of tenant demand shopping in the market. BlackPine has engaged one of the top industrial leasing brokers in Utah to ensure that high quality tenants and jobs are brought to the *Promontory Commerce Center*. Through an economic



impact study performed by Newmark, it is estimated that the *Promontory Commerce Center* would generate over 3600 direct and 6,400 indirect jobs, approximately \$1.7B in annual GDP, and over \$350M of annual employee compensation for the area. These jobs, revenue streams, and income streams to local citizens would contribute greatly to the planned vision of economic growth along the 12th Street corridor.

Approving this zoning change and allowing the *Promontory Commerce Center* to progress would also expedite improvements to the surrounding infrastructure, allowing for faster development of other land uses along the 12th Street corridor. Initial utility and infrastructure improvement plans can be seen in **Exhibit D: Utility Master Plans**. BlackPine is planning to make large offsite improvements to the surrounding sewer and water utility lines which will also benefit to future developments along the 12th Street corridor.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

As the updated West Weber General Plan was adopted relatively recently, zoning on the subject site has not yet been changed to align with the current General Plan designations. The proposed zoning changes are congruent with these recently adopted designations.

Additionally, since the adoption of the General Plan, BlackPine has received several inquiries from equity partners, lenders, and tenants for investment in the *Promontory Commerce Center*. Much of this interest is fueled by the positive growth trends and strong tenant demand for industrial space, supporting the request for expanded industrial zoning on the site.

Weber County's employment base, location, and manufacturing specialty makes it an attractive market for potential tenants. Over the last 5 years, Ogden's population has grown by 8.3%, providing new businesses with available laborers to fill open positions. Even amidst a 7.4% job growth rate over the last 5 years, Weber County's unemployment rate remains historically low at 2.3%, speaking to the quality of the local labor force. Weber County's cost of living is also approximately 4.4% lower than other nearby major metros, making it an attractive option for employees seeking refuge from inflated cost of living. Weber County's national connectivity through interstate and rail infrastructure makes it a natural candidate for large, national tenants who are looking to expand. Roughly 40% of Weber County's labor force works in industrial related industries, producing over \$3.2B of manufacturing exports annually. All of these drivers suggest an opportunity and need for further development of space similar to what would be offered in *Promontory Commerce Center*.



How does this proposal promote the health, safety, and welfare of the inhabitants of Weber County?

Health: BlackPine is exploring multiple environmentally conscious development initiatives that would promote the overall health of the surrounding geographic area (solar energy, environmentally friendly building materials, etc.). The approval of this proposal also would allow for major infrastructure improvements that would allow for easier and cleaner access to culinary water, secondary water, and sewer for the inhabitants of West Weber. From a more high-level perspective, the employees of *Promontory Commerce Center* would need to be serviced with basic healthcare, pharmacies, and other life-supporting auxiliaries. As these services are built out in the surrounding areas, all inhabitants of West Weber County will benefit.

Safety: BlackPine's proposed zoning for *Promontory Commerce Center* promotes increased safety for the surrounding inhabitants by creating natural buffers and barriers to the surrounding residential uses. By approving the proposed zoning, there would be a natural buffer (Weber River, Little Weber Creek) or infrastructure buffer (minor collector roads, railroad, etc.) on nearly the entire perimeter of the subject site. BlackPine has also engaged traffic consultants to perform a Traffic Impact Study, ensuring that the development is planned in a way that facilitates responsible traffic patterns to promote safety throughout the development.

Welfare: The *Promontory Commerce Center* is expected to create over 6,400 direct and indirect jobs, approximately \$1.7B in annual GDP, and over \$350M of annual employee compensation for the area. This amount of economic growth and development will dramatically impact the inhabitants of West Weber County in a positive way.

Describe the project vision

The *Promontory Commerce Center* is envisioned to be an exciting and vibrant economic hub for Weber County. With a variety of business, office, tech, industrial, and manufacturing uses, businesses of many types and functions will be able to call the *Promontory Commerce Center* home. Tenants will approach the park along the 12th Street corridor, being met by a buffer of several smaller, attractive business/office/tech buildings at each entrance. After entering the park, tenants and visitors will find the buildings, landscaping, and roads to be well maintained and well designed. The park will be “designed in a manner that is attractive and well kempt; similar to Ogden City's newer BDO facilities”, as requested by the recently adopted General Plan. Examples of this design can be seen in **Exhibit B: Preliminary Renderings**.

Employees and visitors of the *Promontory Commerce Center* will be able to enjoy a variety of outdoor trails, open space, and landscaped areas throughout the park. Trails running along the bank of the Weber River will connect users to a larger trail system located on the west side of the park. Tenants



will enjoy a stunning backdrop of the Wasatch Mountain range while utilizing the outdoor amenities available to them.

This vision has been brought together by a plethora of contributors, all seeking to develop a top-tier economic hub for Weber County. The development of the *Promontory Commerce Center* would spur significant economic and residential growth and serve as a major employment center for the surrounding inhabitants.

Attachment E - Project Renderings (Tentative) (Attached Separately)

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

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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

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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

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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.

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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.

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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.

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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.

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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:

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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 _____

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Respectfully Submitted,

June Nelson

Lead Office Specialist

Approved _____