



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on a request to amend the Weber County zone map to rezone approximately 3.5 acres from RE-15 zone to R-1-10 at approximately 2220 E. Eastwood Boulevard.
Agenda Date: Tuesday, October 09, 2018
Applicant: HCA Investments; Jeremy Jaggi (Agent)
File Number: ZMA 2018-06

Property Information

Approximate Address: 2220 East Eastwood Boulevard (Uintah Highlands, Unincorporated Weber County)
Zoning: The area is currently zoned RE-15
Existing Land Use: Vacant
Proposed Land Use: Residential (R-1-10)
Township, Range, Section: T5N, R1W, Section 23

Adjacent Land Use

North:	Residential	South:	School/Residential
East:	Residential/Agriculture	West:	School/Residential

Staff Information

Report Presenter: Charles Ewert
cewert@webercountyutah.gov
801-399-8763
Report Reviewer: RG

Applicable Ordinances

§102-5: Rezoning Procedures

Legislative Decisions

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

Summary

This application is a request for a rezone of 3.5 acres from the RE-15 zone to the R-1-10 zone. The RE-15 zone is intended for very low density residential and agricultural uses, with a minimum lot size of 15,000 square feet. The R-1-10 zone is intended for residential lots with a minimum lot size of 10,000 square feet. The R-1-10 zone does not allow most of the farm animal land uses that the RE-15 zone does. A review of Exhibit E will show the differences in land uses and development standards between the two zones. It also shows the development standards and uses in the R-2 zone for a broader frame of reference.

The general plan for the area indicates that the future of this area should be reserved for "low density" residential uses. The plan specifies that "low density" residential means that this area is planned for three to eight dwelling units per acre.¹ The plan specifically calls for either the R-1, R-2, or R-3 zones. Given that it also specifies that it is intended for three to eight dwellings per acre it could be found that a rezone to the R-1-10 zone, which is

¹ See page 72 of the Southeast Planning Area Comprehensive Master Plan.

approximately 4.4 dwellings per acre at maximum density, is well under the general plan's maximum anticipated density threshold for the area.

Staff is offering a positive recommendation for the rezone based on its compliance with the general plan.

Policy Analysis

The Weber County Land Use Code has a chapter that governs application-driven rezones. The following is a policy analysis of the requested rezone based on the Land Use Code and best planning practices.

Zoning. The current zone of the subject parcel is RE-15. **Figure 1²** displays current zoning and the parcels affected by the proposed rezone. The RE-15 zone is intended for very-low density residential and agricultural uses, with a minimum lot size of 15,000 square feet.

Weber County Code § 104-3-1 says the purpose of the RE-15 zone is:

"to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

Figure 1: Current Zoning Map and the Subject Parcel(s).



The proposed zone for the subject parcel is the R-1-10 zone. Pursuant to § 104-12-1, the purpose of the R-1-10 zone is:

"to provide regulated areas for single-family residential use at two different low-density levels."

The proposed rezone can be viewed in **Figure 2³**. Based on gross area, the existing RE-15 zone could yield approximately 10 residential dwelling units in the subject rezone area. Based on gross area, the proposed R-1-10 zone could yield approximately 15 residential dwelling units, an approximately five dwelling unit increase in density rights of the area. This might not be the actual potential density, as some of the land will likely be required to be reserved for a street.

² See also Exhibit B.

³ See also Exhibit C.

Figure 2: Proposed Zoning Map and the Subject Parcel(s).



Changing a zone from RE-15 to R-1-10 comes with a few things to consider. The Planning Commission should review the uses that are different in each zone and the differences in lot size requirements⁴. The most prominent difference in terms of intensity of uses is that the RE-15 zone requires residential lots to be 15,000 square feet but the R-1-10 zone allows lots to be as small as 10,000 square feet. Another difference is that the RE-15 zone anticipates agricultural farm animals and the R-1-10 zone does not.

General plan. Weber County Code § 102-5-2 specifies that rezoning should be in compliance with the general plan. The applicable general plan is an older one that has not been amended in some time. It is the Southeast Area Comprehensive Land Use Master Plan (1970-1990). The rezone proposal appears to comply with this general plan. **Figure 3**⁵ shows that the general plan's future land use map has this area designated for "low density." This map and the plan text is clear enough to suggest that the property's current zoning, the RE-15 zone, is not in compliance with "low density" and should be changed. The proposed R-1-10 zone would change the zoning to a zone that better supports the low density classification.

The general plan anticipates "low density" to be three to eight dwelling units per acre. While the current RE-15 zone provides for only 2.9 units to the acre, the proposed rezone would enable 4.4 dwelling units to the acre, which is well within the recommended range.

Furthermore, the description of the R-1-10 zone better suits the plan's description of "low density" than the RE-15 zone. The RE-15 zone is better compared to the plan's "very low density" designation. The plan reads as follows:

Very low density

The very low density classification is designed as a transition zone between agricultural land uses and urban residential development. The classification permits the development of single and two family structures on a minimum of 15,000 square feet in the unincorporated areas of the county, and 20,000 square feet in Uintah [Township]. In both cases, the density requirements relate to the Suburban-Residential-Agricultural (S-1A)

⁴ See Exhibit E to compare the uses between the R-1-10 zone and the RE-15 zone.

⁵ See also Exhibit D.

The proposed area for development under very low density are located east of 2400 East, south of the Ogden City limits and north of 6450 South in what is known as the Uintah Highlands. The other very low density residential area is located in the Uintah Township⁷.

The low density classification consists of those uses which exist in R-1⁸, R-2, and R-3 or single family and duplex structures. The density for this classification provides for three to eight dwelling units per net residential acre. The minimum required area for building a single family home is 6,000 square feet.

Figure 3⁹ graphically presents the expected layout of the above described designations. Combe road is the edge between the “low density” classification and the “very low density” classification.

[illegible]

⁹ See also Exhibit D.

Even though the proposed rezone creates an island of one zone surrounded by another, this is not considered spot zoning because the general plan requests this type of zoning density in the area, thus this request is anticipated and recommended for not just the subject property, but also adjacent properties. The RE-15 zone and the R-1-10 zone are similar enough in nature to not create significant concern regarding adjacent conflicting uses.¹⁰ Over time, the general plan anticipates that future decisions will change surrounding RE-15 zoning to the R-1-10 or other similar zone. There is another R-1-10 zone approximately 1100 feet to the northwest of the subject property, which is immediately adjacent to property zoned R-2, so it can be observed that this proposed zone is not inconsistent with zones in the area. If the Planning Commission is concerned about a proposed R-1-10 island, then more consideration could be given to rezoning other surrounding land to the R-1-10 zone as well.

Rezoning. Weber County Code § 102-5-3 sets forth approval criteria when considering a rezone. Because a rezone is legislative, this criterion allows broad deference to the County Commission's legislative decision-making authority. The criterion is twofold:

- (a) *To promote compatibility and stability in zoning and appropriate development of property within the county, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety and welfare of the county and the purposes of this chapter.*
- (b) *The planning commission and the county commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the general plan, surrounding land uses, and impacts on the surrounding area. The commissions will consider whether the proposed development, and in turn the application for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The county commission may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.*

Weber County Code § 102-5-4 and § 102-5-5 sets forth application submittal criteria. In these chapters the County Commission will find that Weber County has previously adopted very strict requirements for rezones. These application requirements expect engineered drawings for concept plans, water and waste water provisions, and storm water runoff. This is a challenging burden to meet when a landowner is considering a rezone, and each of these are required prior to actual development of the land, so it may be redundant to require them.

Concept development plan. A concept development plan has been provided for the property¹¹. If the rezone is approved contingent on this concept development plan the ordinance requires that owner strictly comply with it. Staff does not recommend rezoning contingent upon this concept development plan. The concept shows a cul-de-sac turnaround for 5950 South rather than a through-street. Weber County Code § 106-2-3 might require this to be a through street that connects to the current stub from the east. The general plan map designates this as a through-street as well. The subdivision plat of the Smithing Subdivision, the property to the east from which 5950 South stubs, reserves an easement through the property sufficient to create a through street. In the event the planning commission or county commission does not desire a through street then the general plan will need to be amended to show as much. That need not necessarily affect this rezone application.

Under § 102-5-6(1) the county commission may:

"approve the proposed rezoning and concurrently approve a concept plan for the development, in whole or in part, with or without changes or conditions and adopt an ordinance rezoning the property;"

Locations of buildings and structures and their architectural designs. The ordinance requires that the concept plan show the location of buildings and structures and their architectural designs. The applicant asserts that the design and layout of lots and buildings will comply with the subdivision regulations and zoning standards in place at the time a subdivision is proposed. The applicant has provided conceptual renderings of examples of buildings that might go in the development. The planning commission may determine that this requirement has been satisfied with this explanation.

Access and traffic circulation. This property is located on Eastwood Boulevard. As previously mentioned, 5950 South stubs in from the east. If 5950 South is required to be extended through the subject property it is not likely to align with any other through street, as it would terminate at property owned by Weber School District, where Uintah Elementary is located. The close proximity of the 2250 East and Eastwood Boulevard intersection could pose a conflict with a potential intersection of 5950 South and Eastwood. Unless the planning commission feels strongly

¹⁰ See Exhibit E to compare the uses between the R-1-10 zone and the RE-15 zone.

¹¹ See Attachment F.

one way or the other that a stance should be taken now regarding this potential through street, this issue will be fleshed out during subdivision review. A connection could help facilitate traffic to Uintah Elementary School.

Water, waste water, fire, engineering, and other utilities. The applicant has provided a feasibility letter from the Uintah Highlands Improvement District for water and sewer. This application was sent for review by all relevant review agencies. None returned any negative responses.

Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #ZMA 2018-06, a proposal to rezone approximately 3.5 acres from the RE-15 zone to the R-1-10 zone. This recommendation comes with the following findings:

1. The Southeast Area Comprehensive Land Use Master Plan (the general plan) recommends the uses and densities of the R-1-10 zone.
2. The proposed rezone will promote the health, safety, and general welfare of the Weber County public by offering more affordable lot sizes than surrounding zoning.
3. The surrounding land uses do not pose a conflict with the proposed zone, and the new uses of the proposed zone are anticipated to fit into the area harmoniously.

Exhibits

Exhibit A: Application.

Exhibit B: Current Zone Map.

Exhibit C: Proposed Zone Map.

Exhibit D: Southeast Area Comprehensive Land Use Master Plan Map (General Plan's Future Land Use Map).

Exhibit E: Tabular Comparison of RE-15 and R-1-10 Zones.

Exhibit F: Concept Development Plan.

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted 13 September 2018	Received By (Office Use)	Added to Map (Office Use)
--------------------------------------------	--------------------------	---------------------------

Property Owner Contact Information

Name of Property Owner(s) Brenda Burton Trust		Mailing Address of Property Owner(s) 2277 E. 5950 S. Ogden, UT 84403
Phone 801-726-2605	Fax	
Email Address orbit1962@armormax.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Jeremy R. Jaggi		Mailing Address of Authorized Person 6690 Willow Creek Rd Morgan, UT 84050
Phone 805-559-0197	Fax	
Email Address jeremy.jaggi@hcaiinvestments.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name HCA Highlands	Current Zoning R-15 (Ag)	Proposed Zoning R-10
Approximate Address 2277 E. 5950 S. (~ 3 acres NW) Ogden, Utah 84403		Land Serial Number(s) Parcel # 070860065 (West Portion)
Total Acreage ~3 acres	Current Use Agriculture	Proposed Use New Subdivision

Project Narrative

Describing the project vision. <div style="text-align: center; font-size: 1.2em; margin-top: 50px;"> See Attached Narrative document </div>

Project Narrative (continued...)

How is the change in compliance with the General Plan?

see Attached

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

see attached

Project Narrative (continued...)

How is the change in the public interest?

See attached

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

Project Narrative (continued...)

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

See attached

Property Owner Affidavit

I (We), MARK BURTON, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 13th day of September, 2018.



(Notary)

Project Narrative (continued...)

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

Property Owner Affidavit

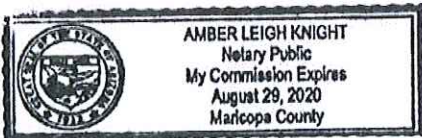
I (We), BRUCE STRATFORD, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Bruce Stratford
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 28 day of September, 20 18.

AKL Amber Leigh Knight
Notary Public (Notary)



Authorized Representative Affidavit

I (We), MARK BURTON, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), SEPERMY JAGGI, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 13th day of September, 20 18, personally appeared before me Mark Burton, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)

To: Weber county planners:

Re: Parcel # 070860065 (west side)

Owner: Brenda Burton Trust

This letter is regarding the proposed rezoning of the parcel listed above. The current zoning is RE-15 and the west side of the property has been dormant agricultural land for many years. It is proposed to rezone to RE-10 so that 10 brand new homes (smaller square footage) may be placed on the property. The community needs smaller lots that require less home and less land for maintenance. As the population base of the Uintah Highlands has shifted (to be described in more detail), a majority of the resident's desire to stay in the area but are looking for newer amenities including energy efficiency and upgraded living conditions without spending the time or money to remodel.

The minor change in zoning is a change that follows and is in addition to the general plan. Two years ago, a small rezoning from RE-15 to RE-10 materialized just ½ mile from this property to the north (waterfall development) at the newly created roundabout on Skyline and Combe roads setting a precedent for an RE-10 development in Uintah Highlands.

The current zoning of RE-15 requires 30% greenspace in addition to their large lots. The current residents of Uintah Highlands are seeking to reduce their environmental (water and energy) impact as they age. This rezoning should be allowed as another has recently been approved and the current residents want new options in housing.

The neighborhood (public interest) is interested in changes like this because of their demographics. The Uintah Highlands neighborhood is now composed primarily of "baby-boomers," or those 55 years of age and older. As they have aged, they have expressed the desire to "get out of their big old homes and large yard" and to manage something more simply. The residents love their neighborhood, raised most of their families in the area and want to stay in the area. There haven't been options for smaller homes and smaller yards due to the current zoning restrictions.

Conditions and circumstances have changed from the general plan for this neighborhood. The general plan was built and approved in the 1980's and is now outdated. "Through streets" were a part of the plan, but Skyline drive and the roundabout that has been added as a key outlet for residents east of Combe road. Large homes on large lots was the preference for young professionals, physicians and lawyers who occupied the neighborhood in their 30's and 40's. The "recently retired" or "soon-to-be retired" want more options.

The project promotes the health and safety of aging residents by providing them with a new home that doesn't have many stairs (could prevent falls). The newer homes will have state-of-the art equipment including new furnaces, air conditioners, water conditioners and easy-to-use

appliances that may prevent other accidents including fires or carbon-monoxide poisoning. The new subdivision may also add to property values as it will have community covenants and standards of the highest quality.

An inventory of surrounding area properties is attached in subsequent pages (county assessor documents). There are very few comparable properties to the Burton property. The land use type within this project is basic housing consisting of mostly patio homes. The smallest lot size is 8,100 square feet with the largest lot being ~13,800 square feet.

The approximate locations of the lots and building structures are contained on the initial Reeves plan concept proposal attached.

Home renderings are also attached. (courtesy of Nilson Homes) one of the contracted builders for the development.

Uintah Highlands Water and Weber Basin Water Conservancy as well as Rocky Mountain Power and Questar Gas have provided letters of affirmation to serve the new community.

The existing site is composed of weeds and a barn. Some former irrigation material remains. The barn and other material will be cleared. There is a beautiful stone wall that runs along Eastland Road that will be expanded to run the entire length of the development.

HCA Highlands will be composed of 10 individual patio, rambler or 2-story homes built by 2 or 3 builders. The covenants will be established such that the look and feel will be consistent with high standards of construction and color. Homeowners will be encouraged to utilize "water wisely." No homeowner's association will be established but homeowners will utilize a basic tenet of governance document that is voluntarily signed.

Legal description of the PIQ (Property in Question), Brenda Burton Trust Parcel # 070860065 , located at 2277 East 5950 South, Ogden, Utah, 84403. The POB (point of beginning) of proposed rezoned property starts directly southwest of the Burton property garage at the aforementioned address. Measuring 221.85 feet 61.56 feet on the SE corner (Lot 7) of said property. The opposing terminus of the northwest corner (Lot 1) of the parcel of the proposed rezoned property measures 124.54 feet by 70.00 feet. The southwest corner of proposed property (Lot 10) measures 122.54 feet by 70.00 feet. The opposing terminus on the northeast corner spans two lots (5 and 6) and measures 53.36 and 99.45 on the north with an additional 25.57 feet hitting the northwest corner. Lot 6 north border measures 197.93 feet. The lot is flat. The soil is soft. Geotechnology survey and sampling on the lot may not be necessary as there is no slope.



DATE	DESCRIPTION

Burton Property
 PART OF THE NE 1/4 OF SECTION 23, T24N, R17W, S18 & M. U.S. SURVEY
 WEBER COUNTY, UTAH

Sketch Plan

Project Info.
 Engineer: N. Bantz
 Designer: N. Bantz
 Date: 10-23-2017
 Name: BURTON PROPERTY
 Number: 2013-001

Sheet **1**
 of 18
 Pages 10 of 18
 Sheets 10 of 18



Developer:
 Mark Burton
 2277 E 5950 S
 Ogden, UT 84403
 (801) 726-2805

Burton Property

Weber County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5105 S. 1500 W. RIVERDALE, UTAH 84403. AND SHALL NOT BE REPRODUCED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF THESE & ASSOCIATES ARE NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THESE PLANS OR SPECIFICATIONS. **Exhibit A: Application** **Page 10 of 18** **Sheets 10 of 18**

Traffic Flow



Burton Property

Weber County, Utah

Developer
Mark Burton
2277 E. 9500 S
Midvale, UT 84043
(801) 726-2605

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 3100 S. 1100 E. MIDVALE, UTAH 84043. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM REEVE & ASSOCIATES, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO THE DISCRETION OF REEVE & ASSOCIATES, INC. TO TAKE SUCH ACTION AS MAY BE NECESSARY TO ENFORCE THIS NOTICE.

Burton Property PART OF THE NE 1/4 OF SECTION 23, T4N, R1W, S10 & 11, U.S. SURVEY WEBER COUNTY, UTAH		Reeve & Associates, Inc. 3100 S. 1100 E. MIDVALE, UTAH 84043 (801) 726-2605											
Sketch Plan Planning Commission Staff Report - HCA Highland Rezone.		Revisions <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	REVISION								
DATE	REVISION												
Exhibit A: Application Page 11 of 14		Exhibit A: Application Page 13 of 20											



Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
uhid1@qwestoffice.net

September 5, 2018

Subdivision Planner
Weber County Planning and Engineering
2380 Washington Blvd.
Ogden, Utah 84401

Re: Availability of services for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District for the: Proposed 10 Lot Development - Parcel 07-086-0065

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed development of 10 lots on the property owned by Brenda Burton Trust parcel 07-086-0065, which is located within the boundaries of the District. The proposal is to divide this parcel into a 10 lot subdivision. Based upon the information from the phone conversation with Mr. Jeremy Jaggi, a representative for the proposed development, and under existing conditions, the District hereby states that culinary water and sanitary sewer collection services would be available for the proposed 10 lot development. When the existing lot is subdivided, the district does have the availability to provide services for each of the proposed 10 lots. The Developer would be responsible to make the connection to the existing services of the District, at the expense of the developer. The lines may be considered private from the connection at the main, which would then become the sole responsibility of the owner of the lateral. Detailed plans must be submitted and approved and all fees must be paid before a commitment-to-serve is granted and before construction begins.

Please note that:

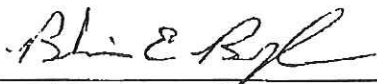
Secondary Water for the area is provided by Weber Basin and is NOT part of this Commitment to Serve - District Rules and regulations (section 4.1.4) states, Use of District water for secondary Irrigation purposes on lawns and gardens or outside use is strictly prohibited. (See complete Rules and Regulations for full explanation.)

A separate source for secondary water is required and must be approved and provided for.

This commitment is made expressly subject to the condition that the Developer of the proposed 10 lot subdivision shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', obtain proper easements, and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

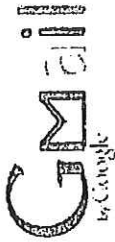
Dated this 5th day of September, 2018.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
Blaine E. Brough, District Manager

9/10/2018

HCA Investments LLC Mail - Weber Basin Water Application



Jeremy Jaggi <jeremy.jaggi@hcainvestments.com>

Weber Basin Water Application

Riley Olsen <rolsen@weberbasin.com>
To: Jeremy Jaggi <jeremy.jaggi@hcainvestments.com>

Wed, Sep 5, 2018 at 3:12 PM

Jeremy,

I've calculated the amount of water required for each lot in the proposed subdivision based on the plat you sent over, and it looks like the existing property has enough water allocated to it to serve the subdivision. Weber Basin will provide secondary water to the Development assuming that an engineering review of the construction drawings is completed and the conditions resulting from said review are met.

Will this email be sufficient to meet the County's needs? Or do you need an official signed letter?

Thanks,

Riley J. Olsen, P.E.

Engineer

Weber Basin Water

From: Jeremy Jaggi <jeremy.jaggi@hcainvestments.com>
Sent: Wednesday, September 5, 2018 4:08 PM

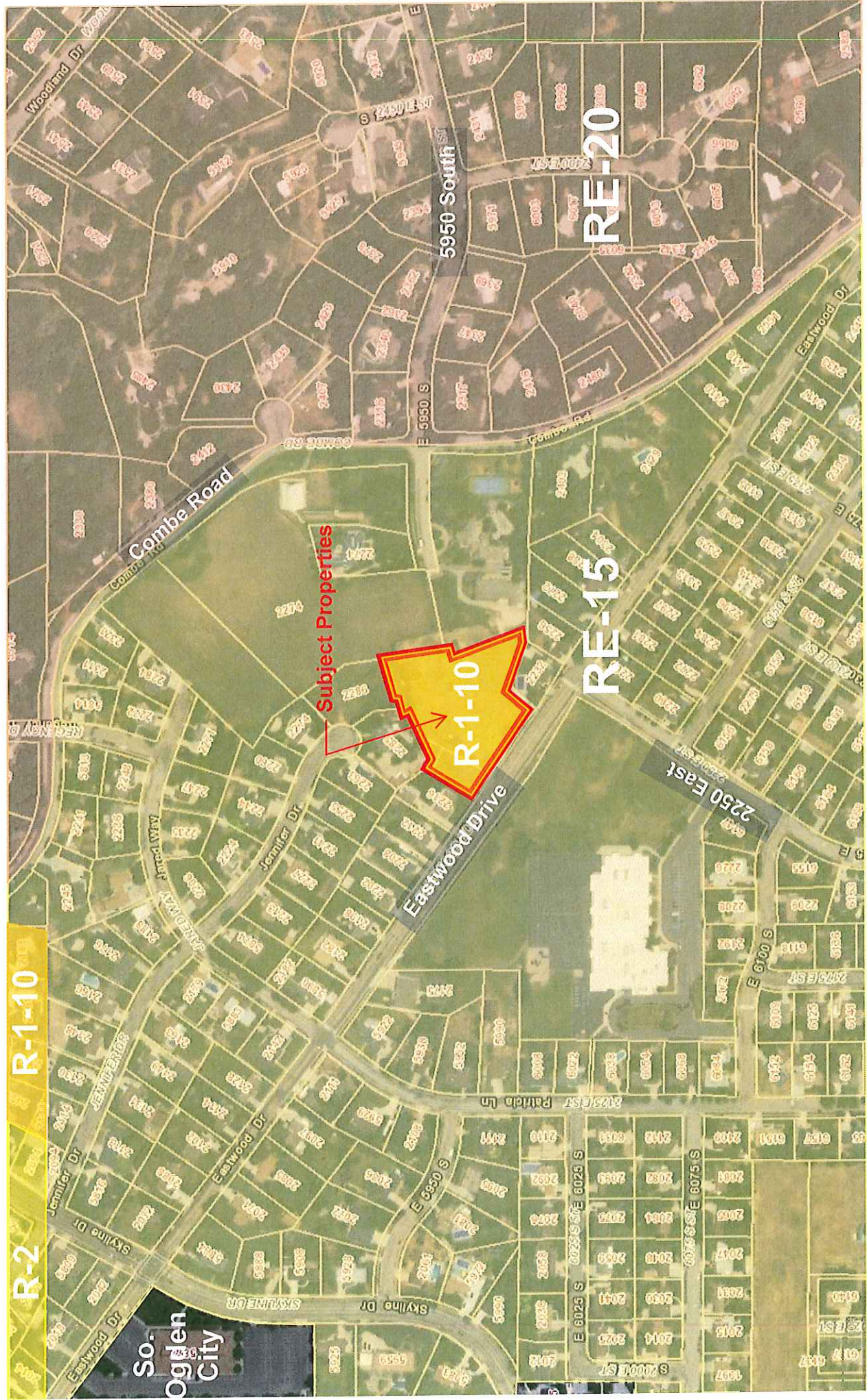
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Current Zone Map of Area



Proposed Zone Map



**COMPREHENSIVE
LAND USE MASTER PLAN
1970 ~ 1990**



Site Development Standards

Zone	R-1-10	RE-15	R-2
Minimum Lot Area	10,000 square feet.	15,000 square feet.	6,000 square feet.
Minimum Lot Width	80 feet.	100 feet.	60 feet.
Minimum Yard Setbacks			
Front	20 feet.	30 feet.	25 feet.
Side			
Dwelling	10 feet; with total of two sides not less than 24 feet.	10 feet; with total of two sides not less than 24 feet.	8 feet; with total of two sides not less than 18 feet.
Other Main Building	20 feet.	20 feet.	20 feet.
Accessory Building	10 feet; except 1 foot when at least 6 feet from rear of dwelling and not less than 10 feet from dwelling on adjacent lot.	10 feet; except 1 foot when at least 6 feet from rear of dwelling and not less than 10 feet from dwelling on adjacent lot.	8 feet; except 1 foot when at least 6 feet from rear of dwelling and not less than 8 feet from dwelling on adjacent lot.
Side; on corner lot	20 feet.	20 feet.	20 feet.
Rear			
Main Building	20 feet.	30 feet.	30 feet.
Accessory Building	1 foot; except 10 feet where accessory building rears on side yard of adjacent corner lot.	1 foot; except 10 feet where accessory building rears on side yard of adjacent corner lot.	1 foot; except 8 feet where accessory building rears on side yard of adjacent corner lot.
Height			
Main Building	35 feet.	30 feet.	35 feet.
Accessory Building	25 feet.	25 feet.	25 feet.

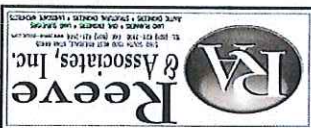
Land Uses

N = Not Permitted P = Permitted C = Conditionally Permitted

Zone	R-1-10	RE-15	R-2
Agricultural and Animal Uses			
Agriculture.	P	P	P
Agricultural experimentation center	N	P	N
Animals and fowl kept for family food production as an incidental and accessory use to the residential use of the lot.	N	P	
Chinchilla raising.	N	Requires 40,000 square feet minimum lot area	N

Corral, stable or building for keeping of animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line.	N	P	N
Farms devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, frogs or beaver hatched or raised on the premises.	N	P	N
Private stables; horses for private use only, and provided that not more than one horse may be kept for each one-half acre of land used for horses within any lot and no horses shall be kept on any lot of less than one-half acre in area.	N	P	N
Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided that such raising or grazing is not a part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal by products business or commercial riding academy.	N	P	N
Residential Uses			
Bachelor and/or bachelorette dwelling with 24 or less dwelling units.	N	N	P
Cluster subdivision	P	P	N
Group dwelling with 24 or less dwelling units	N	N	P
Home occupations.	P	P	P
Household pets, which do not constitute a kennel.	P	P	P
Planned residential unit development	C	C	C
Residential facilities for persons with a disability	P	C	P
Residential facility for elderly persons	C	C	P
Single-family dwelling.	P	P	P
Two-family dwelling.			P
Public and Quasi-Public Uses			
Public utility substations.	C	C	C
Cemetery with customary incidental uses including, but not limited to mortuary, mausoleum, crematory, staff housing, service shops and chapel.	P	P	C
Church, synagogue or similar building used for regular religious worship.	P	P	P
Educational institution.	P	N	P
Educational/institutional identification sign.	C	C	C
Public building, public park, recreation grounds and associated buildings.	P	P	P
Water storage reservoir developed by a public agency	C	C	C
Commercial Uses			
Child day care or nursery.	N	C	N
Golf course, except miniature golf course.	P	P	P

Greenhouse and nursery limited to sale of material produced on premises and with no retail shop operation.	N	P	N
Other Uses			
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.	P	P	P
Greenhouse, for private use only.	P	P	P
Parking lot accessory to uses permitted in this zone.	P	P	P
Private park, playground or recreation area, but not including privately owned commercial amusement business.	C	C	C
Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.	P	P	P
Small wind energy system.	N	C	N



REVISIONS	DATE	DESCRIPTION

Burton Property
PART OF THE NE 1/4 OF SECTION 23, T24N, R11W, S18E A U.S. SURVEY
WEBER COUNTY, UTAH

Sketch Plan

Project Info:
Engineer: [blank]
Geographer: [blank]
Begin Date: [blank]
End Date: 03-23-2017
Name: BURTON PROPERTY
Number: 2013-02

Sheet **1**
of **1**
Sheet

Developer:
Mark Burton
2277 E 5950 S
Ogden, UT 84403
(801) 726-2605



Burton Property

Weber County, Utah

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. ANY VIOLATION OF THIS PROHIBITION SHALL BE SUBJECT TO THE PENALTIES PROVIDED IN UTAH CODE ANNOTATED, TITLE 19, CHAPTER 2, SECTION 2-201.

Exhibit E: Concept Development Plan, Page 1 of 1

Planning Commission Staff Report of the Board of the City of Ogden, Utah





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on GP 2018-05, a request to amend the General Plan and Future Land Use Map to increase the neighborhood village center from 22 acres to 32 acres at the intersection of 4700 West and 1150 South.

Staff Report Date: October 2, 2018
Agenda Date: Tuesday, October 09, 2018
Applicant: Dennis Costesso
File Number: GP #2018-05

Property Information

Approximate Address: 4700 West and 1150 South
Project Area: Approximately 10 Acres
Zoning: The area around the intersection is currently zoned A-1, C-1, and C-2
Existing Land Use: Agricultural/Residential/Commercial
Proposed Land Use: Commercial
Township, Range, Section: T6N, R2W, Sections 20

Adjacent Land Use

North: Agricultural	South: Railroad
East: Agricultural (Zoned Commercial)	West: Residential/Agricultural

Staff Information

Report Presenter: Charles Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§102-2-4 – Powers and Duties of the Planning Commission

Summary

This item is a proposal to amend the West Central Weber County General Plan's Future Land Use Map to increase the community village center at the intersection of 4700 West and 1150 South (12th Street) from 22 acres to 32 acres. This request immediately precedes a rezone request for 10 acres of property located on the southwest corner of this intersection. The landowner is seeking to change the zone from A-1 to C-1.

The general plan was recently changed to increase the plan's previous allocation of the community village center from 7-15 acres to a total of 22 acres. The applicant's request will increase it another 10 acres, to 32 acres.

Staff are recommending approval of the request. Given that the plan insinuates that the intersection should be the center of the village, it is appropriate and equitable to now consider enabling commercial zoning on all four quadrants of this intersection.

Staff are also recommending that the request be expanded to 45 acres, in order to give appropriate and equitable ability for the parcels on all four corners of the intersection to be developed consistently. This will encourage that intersection to be the center of the village. The applicant's parcel is approximately 10 acres, as is the parcel directly north (across 1150 South) of the applicant's parcel. Staff have conversed with the land owners of the parcel directly north. They are supportive of this plan change, even though they do not desire to rezone at this time.

Legislative Decisions

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

Planning Commission Considerations

This application is concerning a change to the West Central Weber County General Plan. A favorable decision on this item from the county commission will offer better support for a pending rezone application for this same area. The rezone application is on the same meeting agenda.

The general plan's future land use map currently indicates the location of this community village with an asterisk. The asterisk offers no definitive boundary for future changes, except limits future changes to no more than 22 acres. These 22 acres have already been allocated. A more definitive boundary with an updated acreage allocation will assist future planners and planning commissions understand the desire and intent of this map change. Staff's recommendation shows a more definitive edge of this future community village center.

See Figure 1 and Figure 2 for graphic reference.

Image 1: Existing Future Land Use Map of the area.

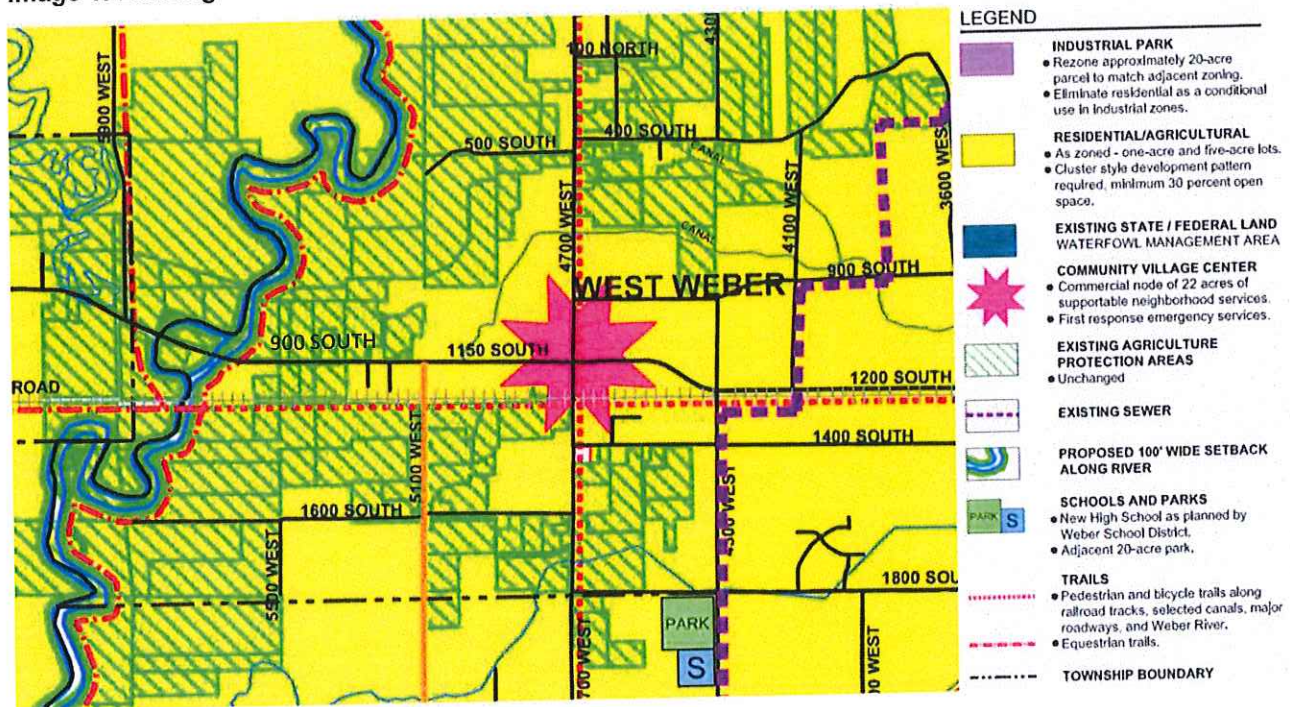
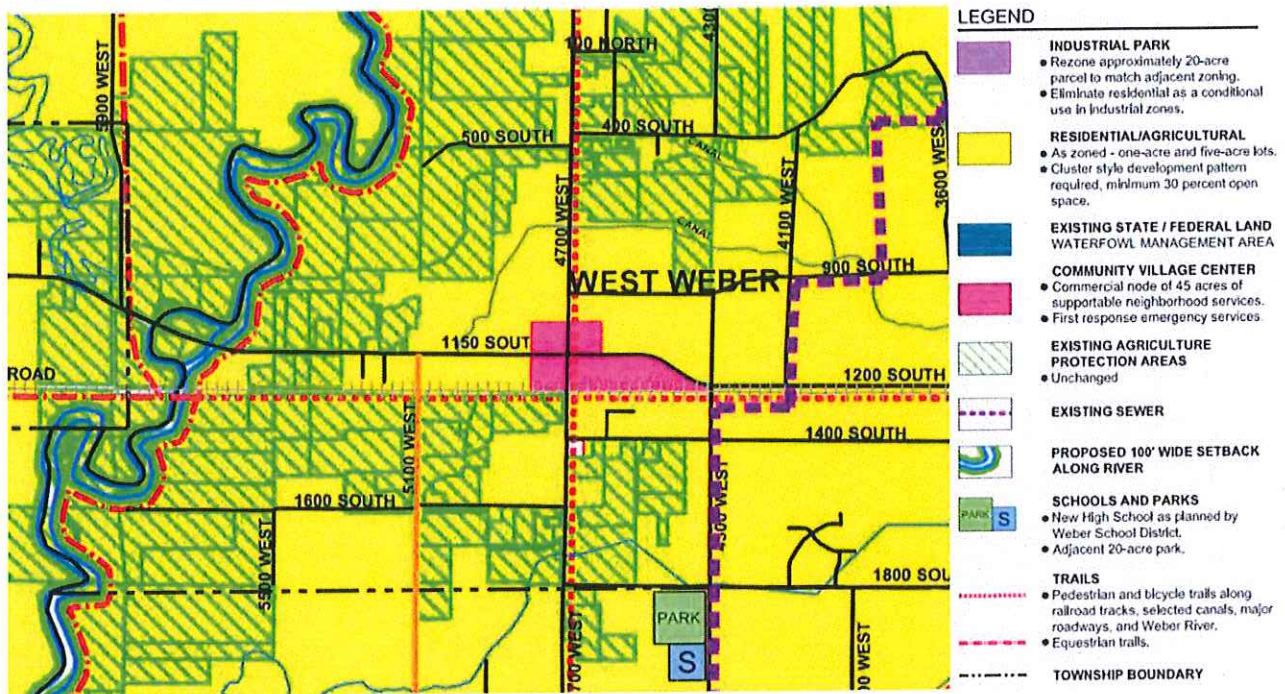


Figure 2: Proposed Future Land Use Map of the area.



Further, the plan text should change to reflect this amendment. Staff recommends the following changes:

Commercial Land Uses

By the year 2020, the area can support about 22-45 acres of retail-commercial, neighborhood services. A commercial-node community village center, formed at the intersection of 4200-1150 South and 4700 West, should be created that includes mixed use retail, small offices, and community services such as a first response medical unit. The commercial-node may begin to serve as a "community" or "village" center for the area. Residential uses, such as condominiums, apartments, or senior living units, are should not be included in the area.

Zoning for this commercial-node community village center should be C-1, which excludes most large uses, large box retail concerns, and intense uses such as auto sales; or Alternatively, create a new mixed-use zone designed to support small community center uses.

Policy: Commercial Development

Direct new commercial development to contiguous parcels at the intersection of 1200 South and 4700 West. Approximately 22-45 acres of commercial development is permitted recommended.

Implementation Action: As new commercial development is proposed, properties should be rezoned to C-1.

Implementation Action: Rezone the existing C-2 properties to C-1.

Implementation Action: Develop commercial design standards to help commercial development better fit with the character of the area.

The county code specifies very little process regarding a modification to the general plan. §102-2-4, "powers and duties of the planning commission," specifies that the planning commission "shall review the general plans and make recommendations to the county commission, as deemed necessary, to keep the general plan current with the changing conditions, trends, and planning needs of the county."

Given this, the criteria for making a decision regarding changes to the general plan are whether or not there are changing conditions, trends, and planning needs. The question can really be boiled down to whether or not the

proposed modification to the future land use map, if implemented through zoning, will produce desirable community outcomes.

Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #GP 2018-05, a proposal to amend the General Plan and Future Land Use Map to increase the neighborhood village center from 22 acres to 45 acres at the intersection of 4700 West and 1150 South, as provided in this staff report. This recommendation comes with the following findings:

1. That the amendment will offer necessary and essential community services for the surrounding areas.
2. That changed and changing conditions exist that merit the need for the proposed commercial area.
3. That the rezone will support the health, safety, or general welfare of the public by offering commercial services and an economic tax-base in the appropriate community location.

Attachment

Attachment A: Application.

Attachment B: Affected excerpts from current general plan.

Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted	Received By (Office Use)	Added to Map (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) <i>Dennis Dario Costesso Family Living Trust</i>		Mailing Address of Property Owner(s) <i>4206 W 1800 S Ogden, Utah 84401</i>
Phone <i>801 731 1542</i>	Fax	
Email Address <i>dennisdc48@hotmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <i>Dennis D. Costesso</i>		Mailing Address of Authorized Person <i>4206 W 1800 S Ogden, Utah 84401</i>
Phone <i>801 731 1542</i>	Fax	
Email Address <i>dennisdc48@hotmail.com</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name <i>Costesso rezoning.</i>	Current Zoning <i>A1</i>	Proposed Zoning <i>C1</i>
Approximate Address <i>4733 W 1150 S Ogden Utah 84401</i>	Land Serial Number(s) <i>15-054-0020</i>	
Total Acreage <i>9.84</i>	Current Use <i>Agriculture</i>	Proposed Use <i>Community Village Center</i>

Project Narrative

Describing the project vision.

0/6

2

Project Narrative (continued...)

How is the change in the public interest?

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

3

Project Narrative (continued...)

How is the change in compliance with the General Plan?

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

Project Narrative (continued...)

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

Property Owner Affidavit

I (We), Dennis and Cecilia Costesso, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Authorized Representative Affidavit

I (We), Dennis + Precilia Costesso, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Dennis Costesso
(Property Owner)

Dennis Costesso
(Property Owner)

Dated this 25th day of September, 20 18, personally appeared before me Dennis Costesso, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Kary C. Serrano
(Notary)



(1) Project Narrative, describe project vision

In September of 2003, the Weber County planning committee had the foresight to plan for a community village center to support the growth expected in the West Weber area. These visionaries earmarked the acreage bordering the intersection of 4700 W and 12th Street as an ideal centralized location to provide these services.

The services that may be required of a village center include but are not limited to a single level office complex that would generate invoices and collect payments for sewage, culinary water and secondary water.

Potential additional uses for the complex in the future includes:

- Banking services,
- Post office drop,
- Cemetery support services,
- Election and voting support services,
- Animal control support services and a
- Senior Center

The vision of this application is to rezone the 10 (ten) acre property making up the South West quadrant of the 12th Street intersection to a C1 or C2 classification so that the zoning requirements for a village center are met, allowing city planners to move forward unencumbered by zoning restrictions should they so desire.

Setting aside a 10 acre parcel provides plenty of room the buildings, parking, grasslands and room for additional growth in the future.

2 How is the change in the public interest?

The proposed change is intended to be the first step in meeting the objectives of the West Central Weber County "General Plan" that proposes a "Commercial node of 7 to 14 acres" be set a side for a future "Community/Village Center". The "Community/Village Center" would provide for supportable neighborhood services and emergency services.

Changing the zoning of the 10-acre parcel on the South-West quadrant of the intersection of 12th Street and 4700 West will be the first step in meeting the objectives of the "General Plan."

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

The current zoning assigned the property in question is A1 for agricultural use. The proposed project for a community village will require public building and potentially a bank or financial institution of some type. Based on Weber the County Code of Ordinances, a zoning of either C1 or C2 is required.

(2) How is the change in public Interest?

This proposal is not for a change in public interest but rather a continuation and follow through of the existing General Plan for West Central Weber County.

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

Since the General Plan was proposed in September of 2003, the growth rate in unincorporated Weber County continued to grow at a rapid rate. Over the past last two years unincorporated Weber County has seen a localized growth rate of 7 % per year.

However, no steps have been taken to identify real-estate for a community center, as proposed in the General Plan, to support past or future growth. Rezoning the proposed 10 acre parcel to a C1 or C2 classification would be the first step in this direction

Project narrative describing the project vision.

The vision of the project at this time is to rezone the Costesso property as the first step in moving forward with a community village center in the future.

It is versioned that an office complex could eventually be built on the (10) acre property that would eventually be utilized similarly to the community office complex built by West Haven.

Attached are photographs of the West Haven community office, that was also built on an approximate 10 (ten) acre parcel.

102-5-(4) Letters of feasibility from county agencies for water and waste water.

- Secondary water shares can be made available for purchase from current land owner.
- See attached letter from Taylor West Weber Water Improvement district stating it has the capacity to serve this project
- This is not an engineered ready project, however the storm water concept plan is to follow all appropriate storm water regulations at the time of development.

Excerpts from current general plan.

West Central Weber County General Plan

Dedication to County

- Open space is dedicated to the County.
- Ownership and management of open space shifts to County.
- County may develop as public open space, i.e. natural park, developed park, combination natural and developed, equestrian park, etc.
- County may lease or sell open space for agricultural purposes, wildlife management, etc. but not for other development.
- County may retain for sale one development right (one estate property) if over 20 acres in size, with conservation easement.
- Conservation easement is retained by a holding agency (County, conservation organization, etc.)

Commercial Land Use

By the year 2020, the area can support about 22 acres of retail commercial, neighborhood services. A commercial node, formed at the intersection of 1200 South and 4700 West, includes mixed-use retail, small offices, and community services such as a first response medical unit. The commercial node may begin to serve as a "community" or "village" center for the area. Residential uses, such as condominiums, apartments, or senior living units, are not included in the area.

Zoning for this commercial node should be C-1, which excludes most large uses, large box retail concerns, and intense uses such as auto sales; or create a new mixed-use zone designed to support small community center uses.

Policy: Commercial Development

Direct new commercial development to contiguous parcels at the intersection of 1200 South and 4700 West. Approximately 22 acres of commercial development is permitted.

Implementation Action: As new commercial development is proposed, properties should be rezoned to C-1.

Implementation Action: Rezone the existing C-2 properties to C-1

Manufacturing Land Use

The existing manufacturing zones in the West Central Weber County amount to just over 20,000 acres, and have the potential to provide additional tax base as new development occurs in the future. The current amount of property zoned for manufacturing (M-1, M-2, and M-3) is adequate and should be maintained and reserved for manufacturing uses.

Policy: Industrial Development

Any new industrial uses should be directed to existing planned and zoned industrial areas. Industrial uses that are non-polluting and which do not harm the environment, the health and safety of residents, or create nuisances for nearby property owners are favored.

Implementation Action: Eliminate permitted single-family residential uses in all manufacturing zones in this area to reduce potential conflicts between residential and agricultural uses, and manufacturing uses. If this is not consistent throughout Weber



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on ZMA 2018-07, a request to amend the zone map to rezone approximately 10 acres from A-1 to C-2 at approximately 4733 West 1150 South.

Agenda Date: Tuesday, October 09, 2018

Applicant: Dennis Costesso

File Number: ZMA 2018-07

Property Information

Approximate Address: 4733 West 1150 South (Southwest corner of 4700 West and 12th Street)

Zoning: The area is currently Agricultural (A-1)

Existing Land Use: Agricultural/Residential

Proposed Land Use: Commercial

Township, Range, Section: T6N, R2W, Section 20

Adjacent Land Use

North: Agricultural	South: Railroad
East: Agricultural (Zoned Commercial)	West: Residential/Agricultural

Staff Information

Report Presenter: Charles Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§102-5: Rezoning Procedures

Summary

This application is a request to rezone approximately 10 acres from the A-1 zone to the C-1 zone for property located on the southwest corner of 4700 West and 12th Street (4733 West 1150 South). The A-1 zone is intended for very low density residential and agricultural uses, with a minimum lot size of 40,000 square feet. The C-1 zone is intended for neighborhood oriented commercial services, with no minimum lot size.

Currently, the general plan does not provide for this rezone. The general plan was recently changed to allow up to 22 acres of C-1 zoning in the area, and all of that was consumed by another recent rezone. To support this rezone, the general plan will first need to be amended to allow more acreage in the C-1 zone. A proposed amendment reflecting the same precedes this proposal on the same meeting agenda.

Provided the Planning Commission can support the amendment to the general plan first, staff is offering a positive recommendation for the rezone.

Legislative Decisions

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

Policy Analysis

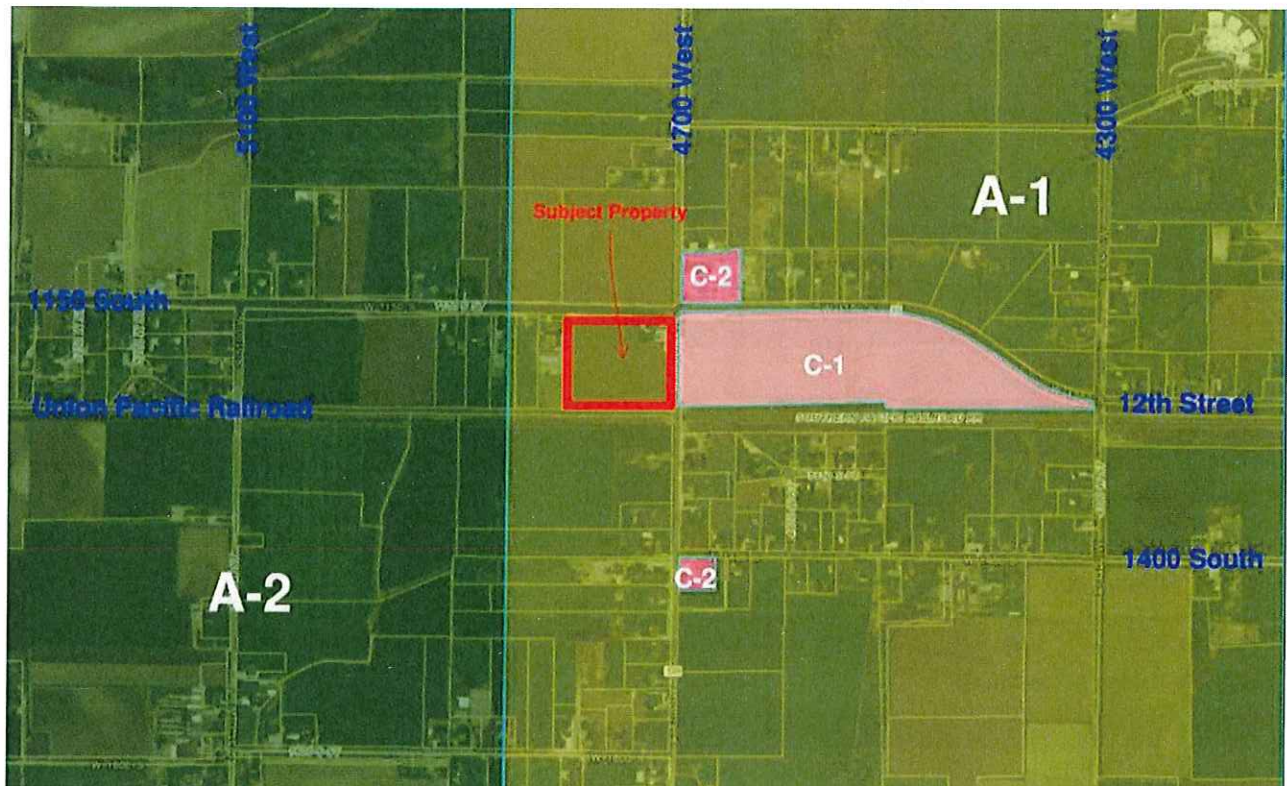
The Weber County Land Use Code has a chapter that governs application-driven rezones. The following is a policy analysis of the requested rezone based on the Land Use Code and best planning practices.

Zoning. The current zone of the subject parcel is A-1. **Figure 1**¹ displays current zoning and the parcels affected by the proposed rezone. The A-1 zone is intended for very-low density residential and agricultural uses, with a minimum lot size of 40,000 square feet.

Weber County Code § 104-5-1 says the purpose of the A-1 zone is:

"to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Figure 1: Current Zoning Map and the Subject Parcel(s).



The proposed zone for the subject parcel is the C-1 zone. Pursuant to § 104-20-1, the purpose of the C-1 zone is:

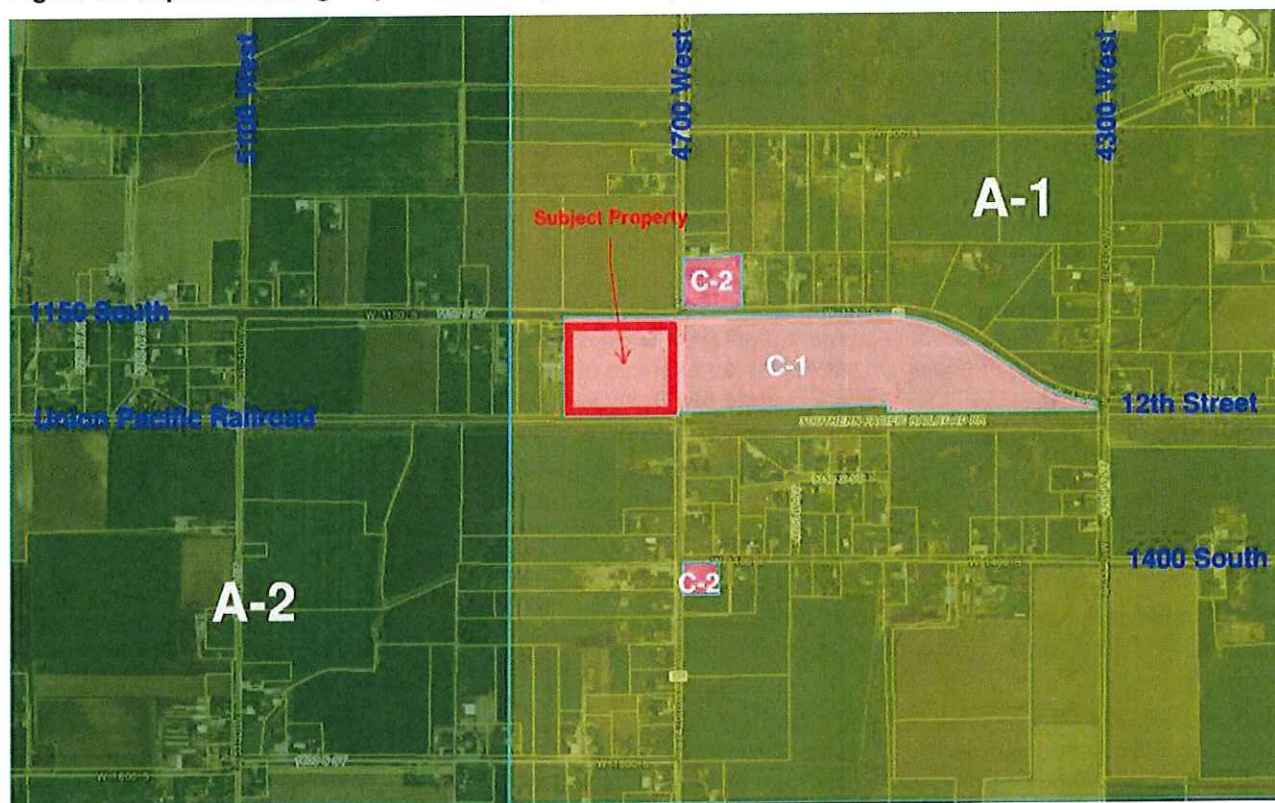
"The purpose of the C-1 Neighborhood Commercial, C-2 Community Commercial, and C-3 Regional Commercial Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of unincorporated Weber County. It is also to separate into three zones uses, based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs."

The proposed rezone can be viewed in **Figure 2**². It will extend the newly rezoned C-1 property to the east westward across 4700 West and encompass the entire ~10-acre parcel on the southwest corner of the 4700 West and 12th Street intersection. This rezone will enable commercial development on three of four quadrants of that intersection.

¹ See also Exhibit B.

² See also Exhibit C.

Figure 2: Proposed Zoning Map and the Subject Parcel(s).



Changing a zone from A-1 to C-1 comes with a few things to consider. The Planning Commission should consider whether more commercial zoning in the area is appropriate, and if so, what type? The general plan is supposed to assist in making these types of decisions. Supposing the applicant's general plan amendment is successful, then this rezone should be fairly straightforward.

General plan. Weber County Code § 102-5-2 specifies that rezoning should be in compliance with the general plan. If the general plan is amended to enable this rezone, then the merits of that amendment should extend to this rezone. Please refer to the Staff Report for GP #2018-05 (Costesso General Plan Amendment), which is on the same meeting agenda.

Rezoning. Weber County Code § 102-5-3 sets forth approval criteria when considering a rezone. Because a rezone is legislative, this criterion allows broad deference to the County Commission's legislative decision-make authority. The criterion is twofold:

- (a) *To promote compatibility and stability in zoning and appropriate development of property within the county, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety and welfare of the county and the purposes of this chapter.*
- (b) *The planning commission and the county commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the general plan, surrounding land uses, and impacts on the surrounding area. The commissions will consider whether the proposed development, and in turn the application-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The county commission may require changes in the concept plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.*

Weber County Code § 102-5-4 and § 102-5-5 sets forth application submittal criteria. In these chapters the County Commission will find that Weber County has previously adopted very strict requirements for rezones. These application requirements expect engineered drawings for concept plans, water and waste water provisions, and storm water runoff. This is a challenging burden to meet when a landowner is considering a rezone, and each of these are required prior to actual development of the land, so it may be redundant to require them at this time.

Concept development plan. A concept development plan has been provided for the property³. The owner envisions a development similar to the city offices of West Haven City, which is also on a 10-acre parcel. If the rezone is approved contingent on this concept development plan the ordinance requires that owner strictly comply with it. Staff does not recommend rezoning contingent upon this concept development plan. Under § 102-5-6(1) the county commission may:

"approve the proposed rezoning and concurrently approve a concept plan for the development, in whole or in part, with or without changes or conditions and adopt an ordinance rezoning the property;"

Locations of buildings and structures and their architectural designs. The ordinance requires that the concept plan show the location of buildings and structures and their architectural designs. The applicant has offered a real-world example of the type of building/development he would like to eventually see on the property. The planning commission may determine that this requirement has been satisfied with this explanation. Without application of a concept development plan or development agreement the county will have no entitlement to this specific development in the future. It should be viewed as an example of what could occur, and not a definitive of what will occur if the parcel is rezoned to C-1. The C-1 zone has many various uses to which the landowner will be entitled in the future.

Access and traffic circulation. This property is located on the corner of 4700 West and 1150 South (12th Street). An entrance to the site is likely possible off of 4700 West with approval from UDOT. UDOT will review whether the proximity of the 4700 West and 12th Street intersection and the proximity of the 4700 West and Union Pacific Railroad intersection pose a circulation or safety problem when an actual development proposal is made. The land owner will very likely receive county approval for access from 12th Street. The County's code offers a little bit of authority to influence internal traffic circulation for any future proposed development. Those standards are not very strong, and a future update to them could prove beneficial for this and other future commercial development in the area.

Water, waste water, fire, engineering, and other utilities. The applicant has provided feasibility letters from the Taylor West Weber Water Improvement District and Central Weber Sewer Improvement District. This application was sent for review by all relevant review agencies. There were no negative responses.

Staff Recommendation

Normally a recommendation for approval for a commercial rezone would come with a recommendation for a development agreement. Inasmuch as the 22 acre Baugh property to the south was just rezoned to the C-1 zone without a development agreement, staff is not inclined to recommend a development agreement for this property.

Staff will, however, strongly advise the commercial design standards be updated to appropriately govern development of this and adjacent commercial properties.

Provided that a positive recommendation is offered for an amendment to the general plan to enable this rezone, staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #ZMA 2018-07, a proposal to rezone approximately 10 acres from the A-1 zone to the C-1 zone at 4733 West 1150 South. This recommendation comes with the following findings:

1. That after changes to the general plan's future land use map and plan text, the rezone complies with general plan.
2. That the rezone will offer necessary and essential community services for the surrounding areas.
3. That changed and changing conditions exist that merit the need for the proposed commercial area.
4. That the rezone will support the health, safety, or general welfare of the public by offering commercial services in the appropriate community location.

Exhibits

Exhibit A: Application.

Exhibit B: Current Zoning Map.

Exhibit C: Proposed Zoning Map.

Exhibit D: Tabular Review of Uses allowed in the C-1 Zone.

Exhibit E: Review of Uses allowed in the A-1 Zone.

Exhibit F: Concept Development Plan.

³ See Attachment F.

Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted	Received By (Office Use)	Added to Map (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) <u>Dennis Dario Costesso Family Living Trust</u>		Mailing Address of Property Owner(s) <u>4206 W 1800 S</u> <u>Ogden, Utah 84401</u>
Phone <u>801 731 1542</u>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <u>dennisdc48@hotmail.com</u>		

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <u>Dennis D. Costesso</u>		Mailing Address of Authorized Person <u>4206 W 1800 S</u> <u>Ogden, Utah 84401</u>
Phone <u>801 731 1542</u>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <u>dennisdc48@hotmail.com</u>		

Property Information

Project Name <u>Costesso rezoning</u>	Current Zoning <u>A1</u>	Proposed Zoning <u>C1</u>
Approximate Address <u>4733 W 1150 S</u> <u>Ogden Utah 84401</u>		Land Serial Number(s) <u>15-054-0020</u>
Total Acreage <u>9.84</u>	Current Use <u>Agriculture</u>	Proposed Use <u>Community Village Center</u>

Project Narrative

Describing the project vision.

0/2

Authorized Representative Affidavit

I (We), Dennis & Cecilia Costesso, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Dennis Costesso
(Property Owner)

Dennis Costesso
(Property Owner)

Dated this 25th day of September, 20 18, personally appeared before me Dennis Costesso, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Kary C. Serrano
(Notary)



(1) Project Narrative, describe project vision

In September of 2003, the Weber County planning committee had the foresight to plan for a community village center to support the growth expected in the West Weber area. These visionaries earmarked the acreage bordering the intersection of 4700 W and 12th Street as an ideal centralized location to provide these services.

The services that may be required of a village center include but are not limited to a single level office complex that would generate invoices and collect payments for sewage, culinary water and secondary water.

Potential additional uses for the complex in the future includes:

- Banking services,
- Post office drop,
- Cemetery support services,
- Election and voting support services,
- Animal control support services and a
- Senior Center

The vision of this application is to rezone the 10 (ten) acre property making up the South West quadrant of the 12th Street intersection to a C1 or C2 classification so that the zoning requirements for a village center are met, allowing city planners to move forward unencumbered by zoning restrictions should they so desire.

Setting aside a 10 acre parcel provides plenty of room the buildings, parking, grasslands and room for additional growth in the future.

2 How is the change in the public interest?

The proposed change is intended to be the first step in meeting the objectives of the West Central Weber County "General Plan" that proposes a "Commercial node of 7 to 14 acers" be set a side for a future "Community/Village Center". The "Community/Village Center" would provide for supportable neighborhood services and emergency services.

Changing the zoning of the 10-acre parcel on the South-West quadrant of the intersection of 12th Street and 4700 West will be the first step in meeting the objectives of the "General Plan."

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

The current zoning assigned the property in question is A1 for agricultural use. The proposed project for a community village will require public building and potentially a bank or financial institution of some type. Based on Weber the County Code of Ordinances, a zoning of either C1 or C2 is required.

(2) How is the change in public interest?

This proposal is not for a change in public interest but rather a continuation and follow through of the existing General Plan for West Central Weber County.

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

Since the General Plan was proposed in September of 2003, the growth rate in unincorporated Weber County continued to grow at a rapid rate. Over the past last two years unincorporated Weber County has seen a localized growth rate of 7 % per year.

However, no steps have been taken to identify real-estate for a community center, as proposed in the General Plan, to support past or future growth. Rezoning the proposed 10 acre parcel to a C1 or C2 classification would be the first step in this direction

Project narrative describing the project vision.

The vision of the project at this time is to rezone the Costesso property as the first step in moving forward with a community village center in the future.

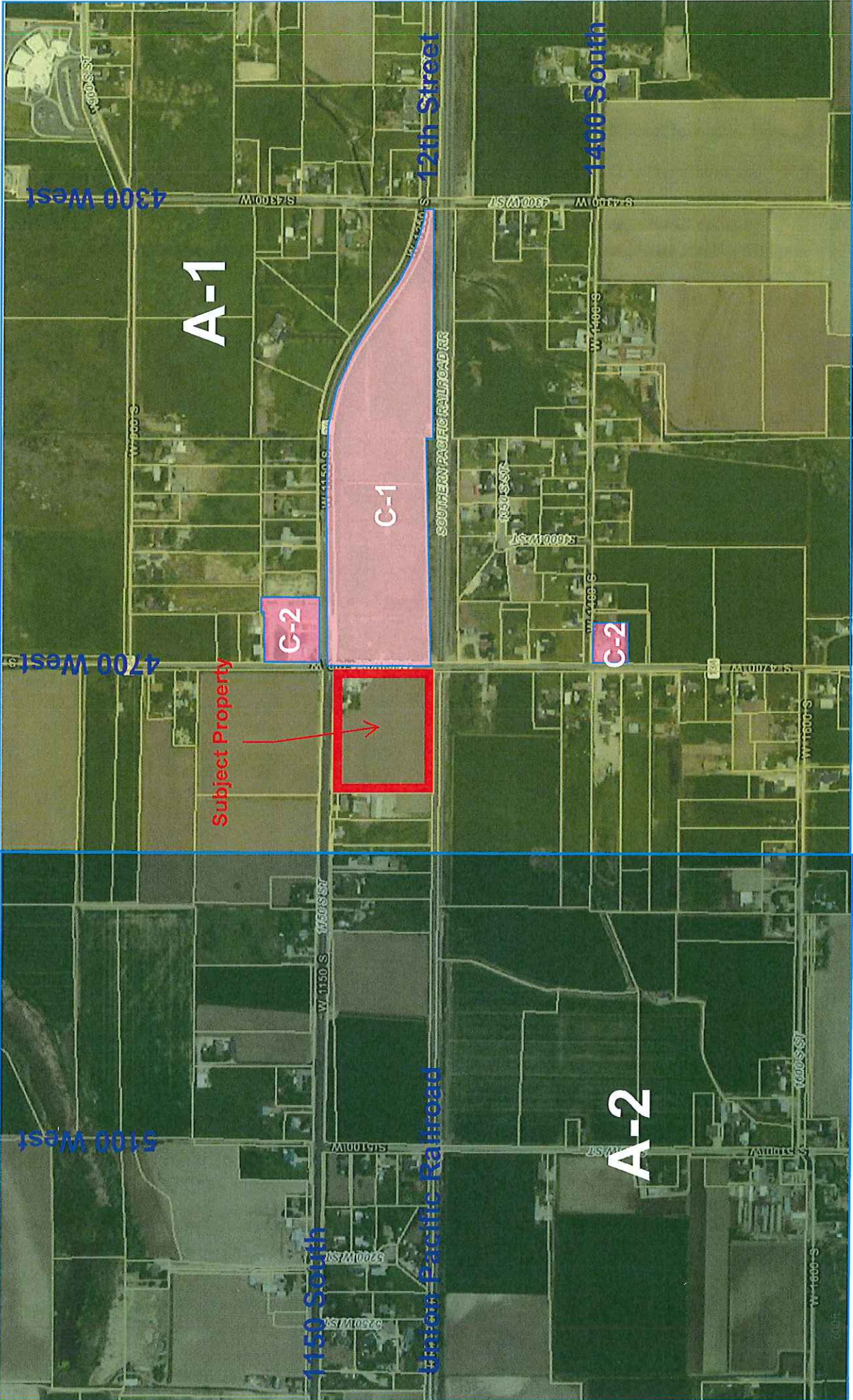
It is versioned that an office complex could eventually be built on the (10) acre property that would eventually be utilized similarly to the community office complex built by West Haven.

Attached are photographs of the West Haven community office, that was also built on an approximate 10 (ten) acre parcel.

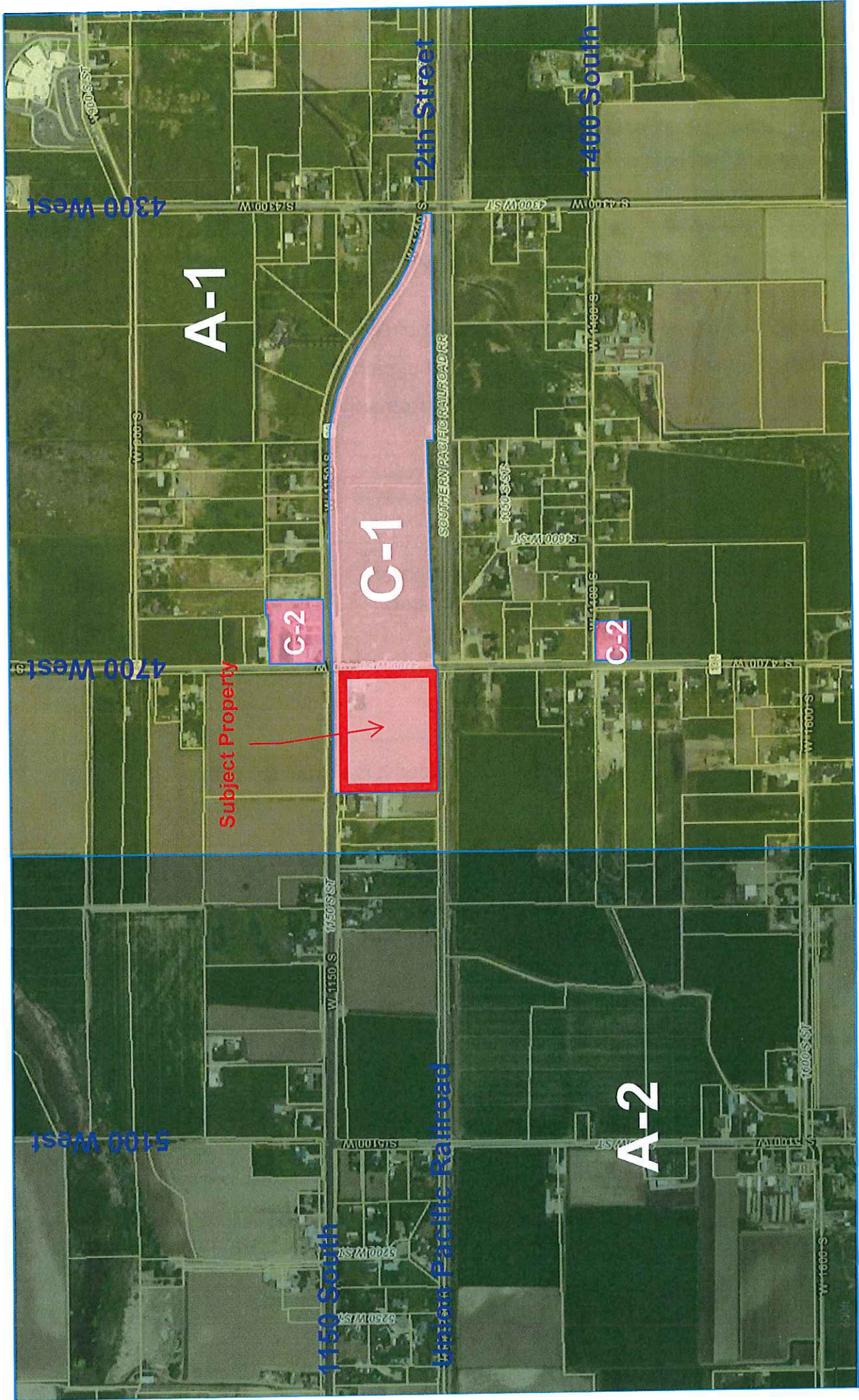
102-5-(4) Letters of feasibility from county agencies for water and waste water.

- Secondary water shares can be made available for purchase from current land owner.
- See attached letter from Taylor West Weber Water Improvement district stating it has the capacity to serve this project
- This is not an engineered ready project, however the storm water concept plan is to follow all appropriate storm water regulations at the time of development.

Current Zoning Map.



Proposed Zoning Map.



Commercial Zone Uses

Sec. 104-20-5. - Uses.

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code. Uses designated "N" will not be allowed in that zone.

	C-1	C-2	C-3
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P	P	P
Air conditioning, sales and service	N	N	P
Altering, pressing and repairing of wearing apparel	P	P	P
Ambulance base stations	N	C	P
Amusement enterprises	N	N	C
Animal hospital, small animals only and provided it is conducted within completely enclosed building	N	N	C
Antique, import or souvenir shop	N	P	P
Archery shop and range, provided it is conducted within completely enclosed building.	N	P	P
Art and artists supply store	N	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	N	P	P
Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N	N	P

Athletic club	N	P	P
Auction establishment	N	N	C
Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	N	N	P
Automobile, new or used, sales and service	N	N	P
Awning sales and service	N	P	P
Baby formula service	P	P	P
Bakery manufacture limited to goods retailed on premises	P	P	P
Bakery goods manufacturing	N	N	P
Bank or financial institution	P	P	P
Barbershop	P	P	P
Bath and massage establishment	N	P	P
Beauty culture school	N	N	P
Beauty parlor for cats and dogs	N	P	P
Beauty shop	P	P	P
Bed and breakfast inn	N	P	P
Bed and breakfast hotel	N	C	P
Beer parlor, sale of draft beer	N	N	C
Bicycle sales and service	P	P	P

Billiard parlor	N	N	P
Blue printing or photostatting	N	P	P
Boardinghouse	N	C	P
Boat sales and service	N	C	P
Bookbinding	N	N	P
Bookstore, retail	P	P	P
Bottling and distribution plant	N	N	P
Bowling alley	N	C	P
Boxing arena	N	N	P
Building materials sales or yard	N	N	P
Bus terminal	N	P	P
Cabaret	N	N	C
Cafe or cafeteria	P	P	P
Camera store	P	P	P
Candy manufacture	N	N	P
Candy store, confectionery	P	P	P
Carbonated water sales	N	P	P
Carpenter and cabinet shop	N	N	P
Carpet and rug cleaning	N	N	P

Carpet, rug and linoleum service	N	P	P
Car wash, laundry type	N	C	P
Car wash, manual spray	C	P	P
Cash register sales and service	N	P	P
Catering establishment	N	P	P
China, crystal and silver shop	C	P	P
Christmas tree sales	P	P	P
Church	N	C	P
Church, temporary revival	N	C	C
Circus, carnival or other transient amusement	N	N	C
Cleaning and dyeing establishment	N	P	P
Clinics, medical or dental	P	P	P
Clothing and accessory store	N	P	P
Coal and fuel sales office	N	N	P
Communication equipment building	N	P	P
Contractor shop, provided work is conducted within a completely enclosed building	N	N	P
Costume rental	N	P	P
Dairy products store	P	P	P
Dance hall	N	N	C

Data processing service and supplies	N	P	P
Delicatessen	P	P	P
Department store	N	P	P
Detective agency	P	P	P
Diaper service, including cleaning	N	P	P
Drapery and curtain store	N	P	P
Drive it yourself agency or business	N	P	P
Drugstore	P	P	P
Dry cleaning establishment	N	N	P
Dry cleaning pickup station	P	P	P
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	C	C	N
Educational institution	N	P	P
Educational/institutional identification sign	C	C	C
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P	P	P
Electrical and heating appliances and fixtures sales and service	N	P	P
Electronic equipment sales and service	N	P	P
Employment agency	N	P	P

Express and transfer service	N	N	C
Fabric and textile store	P	P	P
Farm implement sales	N	N	P
Film exchange establishment	P	P	P
Five and ten cent store	P	P	P
Florist shop	P	P	P
Frozen food lockers, incidental to a grocery store or food business	P	P	P
Fruit store or stand	P	P	P
Furniture sales and repair	N	P	P
Fur apparel sales, storage or repair	N	P	P
Garden supplies and plant materials sales	P	P	P
Gift store	P	P	P
Glass sales and service	N	P	P
Government buildings or uses, nonindustrial	C	P	P
Greenhouse and nursery; soil and lawn service	N	P	P
Grocery store	P	P	P
Gunsmith	N	P	P
Gymnasium	N	P	P
Hardware stores	N	P	P

Health club	N	P	P
Health food store	P	P	P
Heliport	N	C	C
Hobby and crafts store	P	P	P
Hospital supplies	N	P	P
Hotel	N	C	P
House cleaning and repair	N	P	P
House equipment display	N	P	P
Household appliance sales and incidental service	N	C	P
Household pets, dwelling units only	P	P	P
Ice cream manufacture	N	N	P
Ice cream parlor	P	P	P
Ice manufacture and storage	N	N	P
Ice store or vending station	P	P	P
Insulation sales	N	P	P
Insurance agency	N	P	P
Interior decorator and designing establishment	N	P	P
Janitor service and supply	N	P	P
Jewelry store sales and service	P	P	P

Knitting mills	N	N	C
Laboratory, dental or medical	N	P	P
Laundry or dry cleaners, laundromat type	P	P	P
Laundry or dry cleaning establishment	N	N	P
Launderette or laundromat	P	P	P
Lawn mower sales and service	N	P	P
Leather goods, sales and service	N	P	P
Legal office	N	P	P
Library	P	P	P
Linen store	N	P	P
Linen supply service	N	N	P
Liquor store	N	C	C
Locksmith	P	P	P
Lodge or social hall	N	P	P
Lodginghouse	N	C	P
Lounge	N	N	C
Luggage store	N	P	P
Lumber yard	N	N	C
Machine shop operations incidental to any use permitted in C 3 district	N	N	P

Manufacture of goods retailed on premises	N	C	C
Meat custom cutting and wrapping excluding slaughtering	N	C	C
Meat, fish and seafood store	P	P	P
Medical office	P	P	P
Millinery	N	P	P
Miniature golf	N	N	C
Mobile home sales	N	C	P
Mobile home service	N	N	P
Monument works and sales	N	P	P
Mortuary	N	C	P
Motel	N	C	P
Motorboat sales and service	N	C	P
Motorcycle and motor scooters sales and service	N	C	P
Museum	C	P	P
Music store	N	P	P
Needlework, embroidery or knitting store	P	P	P
Newsstand	P	P	P
Nightclub or social club	N	N	C
Notion store	P	P	P

Novelty store	N	P	P
Nursery school	C	P	P
Office in which goods or merchandise are not commercially created, exchanged or sold	N	P	P
Office supply	N	P	P
Office machines sales and service	N	P	P
Oil burner shop	N	N	C
Optometrist, optician or oculist	P	P	P
Ornamental iron sales or repair	N	C	P
Paint or wallpaper store	N	P	P
Paperhanger shop	N	P	P
Park and playground	P	P	P
Parking lot or garage for passenger automobiles	C	C	C
Pawnshop	N	N	P
Penny arcade	N	N	C
Pest control and extermination	N	P	P
Pet and pet supply store	N	P	P
Pharmacy	P	P	P
Photographic supplies	P	P	P
Photo studio	P	P	P

Physician or surgeon	P	P	P
Pie manufacture	N	P	P
Plumbing shop	N	C	P
Pony ring, without stables	N	N	C
Pool hall	N	N	P
Popcorn or nut shop	P	P	P
Post office	C	P	P
Printing, lithographing publishing or reproductions sales and services	N	C	P
Private liquor club	N	N	C
Professional office	N	P	P
Public utilities substation	C	C	C
Public building	P	P	P
Radio and television sales and service	C	P	P
Radio, television of FM broadcasting station	N	P	P
Real estate agency	N	P	P
Reception center or wedding chapel	N	C	P
Recreation center	N	C	P
Recreational vehicle storage	C	C	P
Rental agency for home and garden equipment	N	P	P

Restaurant	P	P	P
Restaurant, drive in	N	P	P
Roller skating rink	N	C	P
Roofing sales or shop	N	P	P
Secondhand store	N	P	P
Seed and feed store, retail	N	P	P
Service station, automobile excluding painting, body and fender and upholstery work	P	P	P
Service station automobile with rotating brush car wash as accessory use	P	P	P
Sewing machine sale and service	N	P	P
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N	N	C
Shoe repair or shoe shine shop	P	P	P
Shoe store	N	P	P
Shooting gallery	N	N	P
Sign manufacture or sign painting	N	N	P
Sign, animated	*P	P	P
Sign, business	P	P	P
Sign, flat	P	P	P

Sign, construction project	P	P	P
Sign, directional	P	P	P
Sign, freestanding	P	P	P
Sign, identification and information	P	P	P
Sign, marquee	P	P	P
Sign, nameplate	P	P	P
Sign, off premises	N	P	P
Sign, projecting	P	P	P
Sign, roof	N	P	P
Sign, temporary	P	P	P
Sign, wall	P	P	P
Supermarket	P	P	P
*only time and temperature animated sign in C-1 Zone			
Tailor shop	N	P	P
Tavern	N	N	C
Taxicab stand	P	P	P
Taxidermist	N	P	P
Telegraph office	P	P	P

Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P	P	P
Theatre, indoor	N	P	P
Theatre, outdoor	N	N	C
Tire recapping or retreading sales and service	N	N	C
Tobacco shop	P	P	P
Tool design (precision) repair and manufacture	N	N	C
Toy store, retail	P	P	P
Trade or industrial school	N	C	P
Trailer sales and service	N	N	P
Travel agency	P	P	P
Truck terminal	N	N	C
Upholstery shop	C	P	P
Used car lot	N	N	C
Variety store	P	P	P
Vegetable store or stand	P	P	P
Vendor, short term (see definition under 1-6)	P	P	P
Ventilating equipment sales and service	N	C	P
Warehouse storage	N	N	P

Weather stripping shop	N	P	P
Welding shop	N	N	C
Wholesale business	N	N	P
Window washing establishment	N	P	P

(Ord. of 1956, § 18-5; Ord. No. 10-83; Ord. No. 2-85; Ord. No. 16-89; Ord. No. 95-19; Ord. No. 96-42; Ord. No. 97-20; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 2015-7, Exh. A, 5-5-2015)

A-1 Zone Uses

Sec. 104-5-3. - Permitted uses.

The following uses are permitted in Agriculture Zone A-1:

- (1) Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.
- (2) Agriculture, agricultural experiment station; apiary; aviary; aquarium.
- (3) Animals or fowl kept for family food production as an accessory use.
- (4) Cemetery; chinchilla raising, convalescent or rest home.
- (5) Church, synagogue or similar building used for regular religious worship.
- (6) Cluster subdivision in accordance with this Land Use Code.
- (7) Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than 100 feet from a public street and not less than 25 feet from any side or rear lot line.
- (8) Fruit or vegetable stand for produce grown on the premises only.
- (9) Golf course, except miniature golf course.
- (10) Greenhouse, and nursery limited to sale of materials produced on premises and with no retail shop operation.
- (11) Home occupations.
- (12) Household pets.
- (13) Parking lot accessory to uses allowed in this zone.
- (14) Private park, playground or recreation area but not including privately owned commercial amusement business.
- (15) Private stables; horses for private use only, provided that not more than two horses may be kept for each one-half acre of land used for horses within any lot.
- (16) Public building; public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools.
- (17) Residential facility for handicapped persons meeting the requirements of section 108-7-13.
- (18) Residential facility for elderly persons meeting the requirements of section 108-7-15.
- (19) Single-family dwelling.
- (20) Sugar beet loading or collection station.
- (21) Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.

(Ord. of 1956, § 5-2; Ord. No. 7-76; Ord. No. 12-91; Ord. No. 14-92; Ord. No. 96-35; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2015-7, Exh. A, 5-5-2015)

Sec. 104-5-4. - Permitted uses requiring two acres minimum lot area.

The following uses requiring two acres minimum lot area are permitted: Two-family dwelling.

(Ord. of 1956, § 5-3; Ord. No. 7-76)

Sec. 104-5-5. - Permitted uses requiring five acres minimum lot area.

The following uses requiring two acres minimum lot area are permitted:

- (1) Dairy farm and milk processing and sale provided at least 50 percent of milk processed and sold is produced on the premises.
- (2) Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.
- (3) Fruit and vegetable storage and packing plant for produce grown on premises.
- (4) The keeping and raising of not more than ten hogs, more than 16 weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.
- (5) The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughterhouse shall:
 - a. Not exceed a density of 25 head per acre of used land;
 - b. Be carried on during the period of September 15 through April 15 only;
 - c. Be not closer than 300 feet to any dwelling, public or semi-public building on an adjoining parcel of land; and
 - d. Not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.

(Ord. of 1956, § 5-4; Ord. No. 9-65; Ord. No. 7-76; Ord. No. 2008-31)

Sec. 104-5-6. - Conditional uses.

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (1) Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
- (2) Animal hospital or clinic; dog breeding, dog kennels, or dog training school on a minimum of two acres and not exceeding ten dogs of more than ten weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.
- (3) Child day care.
- (4) Circus or transient amusement.
- (5) Educational/institutional identification sign.
- (6) Greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.
- (7) Planned residential unit development in accordance with title 108, chapter 5.
- (8) Private park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business.
- (9) Private equestrian training and stable facilities on a minimum of five acres of land and at a density of not more than ten horses per acre.
- (10) Public equestrian training and stable facilities on a tract of land with a minimum of ten acres in area and at a density of not more than five horses per acre.

- (11) Public storage facilities developed by a public agency and meeting requirements of title 108, chapter 10.
- (12) Public utility substations.
- (13) Radio or television station or tower.
- (14) Raising and slaughtering of rabbits limited to a maximum of 500 rabbits at any one time.
- (15) School bus-parking, provided the vehicle is parked at least 30 feet from a public street.
- (16) Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five acres.
- (17) The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than 24,000 pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least 50 feet from a public street.
- (18) The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation consisting of five acres or more, for off-farm, non-agricultural related, construction work to supplement farm income.
- (19) Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.
- (20) Residential facility for troubled youth subject to the requirements listed in section 108-7-14.
- (21) Laboratory facility for agricultural products and soils testing.
- (22) Small wind energy system.

(Ord. of 1956, § 5-5; Ord. No. 3-72; Ord. No. 16-72; Ord. No. 7-76; Ord. No. 11-77; Ord. No. 4-79; Ord. No. 7-81; Ord. No. 3-84; Ord. No. 10-87; Ord. No. 30-85; Ord. No. 6-92; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 97-8; Ord. No. 99-9; Ord. No. 2008-8; Ord. No. 2008-31; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2012-19, pt. 3(§ 5-5), 12-18-2012)

Concept Development Plan



Weber County Geo-Gizmo



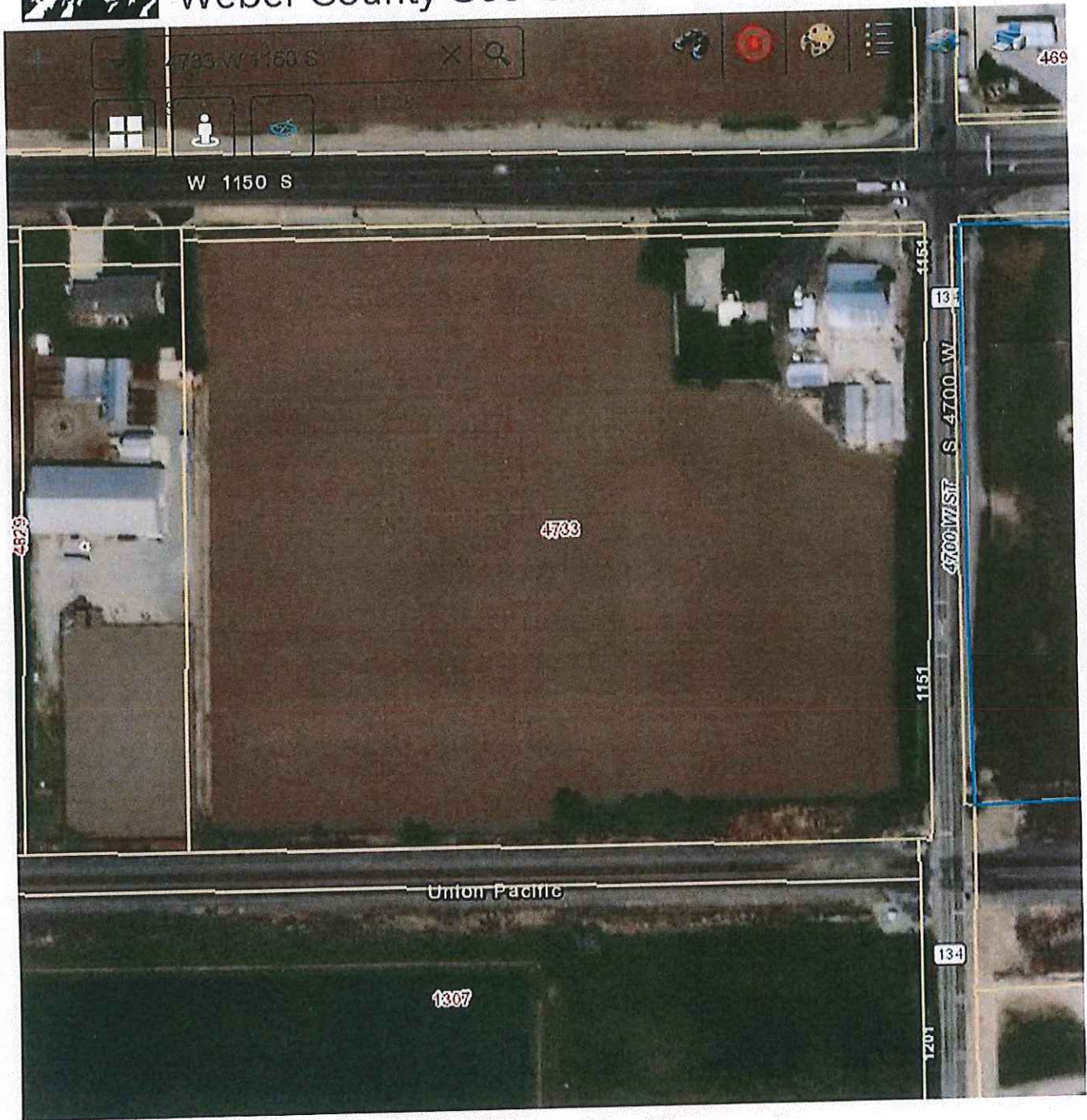
West Haven offices
Aerial View

200ft
41.189 -112.067 Degrees

Concept Development Plan



Weber County Geo-Gizmo



West Haven PACES
Aerial View

200ft
41.246 -112.091 Degrees

Concept Development Plan

Google Maps 4150 3900 W St



Image capture: Sep 2011 © 2018 Google

West Haven, Utah

Google, Inc.

Street View - Sep 2011

West Haven Offices
Street View



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on GP 2018-04, a request to amend the General Plan's County Resource Management Plan related to forest firefighting management of roadless areas on Forest Service Land.

Staff Report Date: October 3, 2018

Agenda Date: Tuesday, October 09, 2018

Applicant: Weber County

File Number: GP #2018-04

Property Information

Approximate Address: Forest Service Land

Project Area: NA

Zoning: F-40

Existing Land Use: Forest

Proposed Land Use: NA

Staff Information

Report Presenter: Charles Ewert
cewert@webercountyutah.gov
801-399-8763

Report Reviewer: RG

Applicable Ordinances

§102-2-4 – Powers and Duties of the Planning Commission

Summary

The Forest Service has a rule that restricts building new roads on most forest service land. This restriction can make it difficult to effectively manage the health of a forest. One emerging concern is the risk of catastrophic wildfires. Historically, forest health has been dominantly maintained naturally through periodic wildfire purges. Human-caused suppression of wildfires has led to an unnatural level of under-growth and dead vegetation. These fuels create bigger and hotter wildfires that threaten our ability to effectively firefight.

A solution that the State of Utah hopes to employ is better management-access to forested areas. Better access can enable heavier equipment to be used to clear out dead timber. The State is not looking for unregulated road building in these roadless areas, but rather the ability to build a road for forest management purposes, and in most cases, remove and reclaim the road in a natural state.

In order to do this the state has to lobby for a rule change that create a specific rule applicable to the State of Utah. The state is following in the footsteps of Idaho and Colorado, who both have unique roadless rules applicable to their states. The state's current roadless rule draft is attached as Exhibit A.

The state is asking the counties to amend their resource management plans in a manner that offers a local-recommendation for roadless designations in accordance with their draft rule. For this reason, this general plan amendment is being proposed for your consideration.

Staff is recommending approval. Based on recent feedback from the communities in Western Weber, staff are also proposing an amendment to the resource management plan's trails plan to add a couple more planned trails in the western weber area.

Legislative Decisions

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

Planning Commission Considerations

The state is has drafted a proposed rule amendment to the Forest Service's roadless rule. The draft is attached as Exhibit A. Please take a moment to review it as part of this report. In it you will see that the state is requesting the following four categories:

1. Primitive areas (most restrictive for road building)
2. Forest restoration
3. Forest stewardship
4. Re-inventory or boundary adjustment

Staff are recommending that the areas affected by the Western Weber County Resource Management Plan are categorized as "forest restoration" areas. This recommendation also comes with a caveat that the roadless rule should not restrict the development of ski resorts in the event the county decides to permit them in the future. This designation can be seen in the map included in this report as Exhibit D. This map is a new map being proposed to be included in the resource management plan.

To complement this map, staff are also proposing the text changes shown in Exhibit C. The pages referenced in this proposed change are pages from the current Western Weber County Resource Management Plan. Those existing pages are shown as excerpts in Exhibit B for your reference.

In addition to this change, staff are also proposing an amendment to the County's Western Weber Trails Plan map, which is a part of the County Resource Management Plan. In this amendment, staff are suggesting to add multi-use trails (10-foot paved pathways) adjacent to the following street infrastructure and waterways:

- Weber River
- Wilson Canal
- Hooper Canal
- 3500 West
- 1800 South
- 2550 South
- 3300 South

The addition of these trails on this plan will enable the County to start allocating impact fees for construction purposes, and pursue other funding opportunities. The planning commission should review the map and consider whether the trails are appropriate.

Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #GP 2018-04, a request to amend the General Plan's County Resource Management Plan related to forest firefighting management of roadless areas on Forest Service Land. This recommendation comes with the following findings:

1. That the amendment will offer necessary forest management guidance for the State and Federal Government.
2. That the county supports the state's efforts to better manage public lands.
3. That street-adjacent and waterway-adjacent trails/pathways have significant public support.
4. That the changes are in the best interest of the public.

Exhibit

Exhibit A: Utah Roadless Rule Petition [DRAFT].

Exhibit B: Affected excerpts from current County Resource Management Plan.

Exhibit C: Proposed text amendment to the County Resource Management Plan.

Exhibit D: Proposed map addition to the County Resource Management Plan: Roadless Area Forest Management Categories.

Exhibit E: Proposed amended trail map of the County Resource Management Plan.

Utah Roadless Rule Petition

Proposed Management Area Categories

Management Areas – Most Restrictive to Least Restrictive

1. Primitive Areas
2. Forest Restoration Areas
3. Forest Stewardship Areas
4. Boundary Adjustment/Re-Inventory Areas

Brief Summary of Management Areas

- 1. Primitive Areas – follows existing management**
 - a. Primitive Areas represent the same management that currently occurs in Roadless Areas under the 2001 Roadless Rule, 36 C.F.R. § 294. Road construction and reconstruction will be prohibited, except under certain circumstances such as when needed to protect public health and safety in cases of an imminent threat of flood or fire. The cutting, sale, or removal of timber will be prohibited except in special circumstances, such as reducing the risk of uncharacteristic wildfire effects. Timber cut, sold, or removed under these exceptions will generally be small diameter. Road construction/reconstruction to facilitate mining activities is prohibited (beyond valid existing rights). Public motorized travel limited to routes designated by Forest Travel Plan.
- 2. Forest Restoration Areas – moderate flexibility**
 - a. Preference toward temporary road construction with mitigation, commercial timber harvest allowed for forest health reasons only, temporary road construction/reconstruction to facilitate permitted mining activities is allowed. Public motorized travel limited to routes designated by Forest Travel Plan.
- 3. Forest Stewardship Areas – high flexibility**
 - a. Permanent road construction is allowed (although temporary roads are preferred) full range of silviculture techniques allowed road construction/reconstruction to facilitate permitted mining activities allowed. Public motorized travel limited to routes designated by Forest Travel Plan.
- 4. Boundary Adjustment/Re-Inventory Areas**
 - a. These areas should either have boundaries adjusted or be removed entirely from the Roadless Rule due to high presence of roads, motorized trails, energy infrastructure, and other features that disrupt roadless values. Also may include some areas that are smaller than 5,000 acres and do not meet the size threshold for Roadless Areas under the 2001 Roadless Rule.

Comparison Table of Suitable Uses in Management Areas

Suitable Use/Activity	Primitive Area	Forest Restoration Area	Forest Stewardship Area	Re-Inventory/ Boundary Adjustment Area
Fire Management	Yes ¹	Yes ²	Yes ³	
Forest Health	Yes ⁴	Yes ⁵	Yes ⁶	
Timber Cutting	No ⁷	No ⁸	Yes ⁹	
Grazing	Yes	Yes	Yes	
Motorized Travel	Yes ¹⁰	Yes ¹¹	Yes ¹²	

¹ Prescribed fire, cutting, sale, and removal of generally small diameter timber when need to reduce the risk of uncharacteristic wildfire effects, in accordance with 36 C.F.R. § 294.13. Timber cutting/removal expected to be infrequent.

² Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.

³ Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.

⁴ Cutting, sale, or removal of generally small diameter timber allowed when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species, in accordance with 36 C.F.R. § 294.13. Timber cutting, sale, and removal expected to be infrequent.

⁵ Cutting, sale, and removal of timber allowed using proper silviculture practices when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species. Includes timber cutting, sale, and removal that may require temporary road construction/reconstruction wider than 50 inches.

⁶ Full range of silviculture techniques, including silviculture techniques that may require new road construction/reconstruction wider than 50 inches.

⁷ The cutting, sale, or removal of timber is allowed when needed and appropriate for personal or administrative use (see 36 C.F.R. part 223), or under exceptions listed in 36 C.F.R. §294.13(b).

⁸ The cutting, sale, or removal of timber is allowed for forest health purposes, as well as for personal or administrative use, or under exceptions listed in 36 C.F.R. §294.13(b).

⁹ Full range of silviculture techniques for forest health or commercial purposes, including silviculture techniques that require new road construction/reconstruction wider than 50 inches.

¹⁰ Public motorized access subject to existing Forest Travel Plans.

¹¹ Public motorized access subject to existing Forest Travel Plans.

¹² Public motorized access subject to existing Forest Travel Plans.

Road Construction/Reconstruction to facilitate mining activities	No ¹³	No ¹⁴	Yes ¹⁵	
Recreation	Yes	Yes	Yes	
Road Construction and/or Reconstruction (i.e. over 50 inches wide)	No ¹⁶	Yes ¹⁷	Yes ¹⁸	
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	Yes	Yes	Yes	
Weed/Pest Management	Yes	Yes	Yes	
Mechanized Equipment Use	Yes ¹⁹	Yes	Yes	

¹³ Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).

¹⁴ Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).

¹⁵ Construction/reconstruction of temporary administrative roads to facilitate permitted mining activities allowed. Road construction or reconstruction associated with mining activities must minimize effects on surface resources and may only be approved after evaluating other access options.

¹⁶ Road Construction/reconstruction prohibited, subject of exceptions found in 36 C.F.R. §294.12(b).

¹⁷ Preference toward temporary administrative road construction with mitigation; however, permanent administrative road construction permissible based on long-term ecological need, particularly if a road is needed to protect public health and safety in cases of a threat of flood, uncharacteristic wildfire, or other catastrophic event, including long term threats.

¹⁸ Permanent administrative roads are compatible, particularly when needed to maintain or restore the characteristics or ecosystem composition and structure, such as to reduce the risk of uncharacteristic wildfire effects.

¹⁹ Chainsaws, helicopters, other mechanical equipment that does not require the use of new trails wider than 50 inches.

Detailed Description of Management Areas

Management Area #1: Primitive Areas

Current Condition: Areas managed as Primitive Areas show little evidence of historical or human use. Natural processes are predominant. People visiting these areas can find outstanding opportunities for recreation, including exploration, solitude, risk, and challenge. Primitive Areas represent the same management that currently occurs in Roadless Areas under the 2001 Roadless Rule, 36 C.F.R. § 294.

Desired Future Condition: Areas managed as Primitive Areas will continue to show little evidence of historical or human use. As such, the natural processes of the area will continue to predominate, which will allow visitors to enjoy the same type of primitive recreation opportunities they found in the past.

Management Focus: These areas shall be managed to protect the primitive recreation opportunities of the area. Only activities and management actions not deemed an irretrievable commitment of resources will be considered suitable uses.

Watershed and Vegetative Restoration: Watershed and vegetative restoration shall be accomplished through passive, natural ecological processes.

Mechanized Uses: Mechanized uses (e.g. chainsaws, helicopters, and equipment that does not require the use of new trails wider than 50 inches, etc.) shall be allowed in these areas unless said use constitutes an irretrievable commitment of resources.

Primitive Area Suitable Uses and Activities

Available Use/Activity	Yes	No	Notes
Fire Management	X		Prescribed fire, cutting, sale, and removal of generally small diameter timber when need to reduce the risk of uncharacteristic wildfire effects, in accordance with 36 C.F.R. § 294.13. Timber cutting/removal expected to be infrequent.
Forest Health	X		Cutting, sale, or removal of generally small diameter timber allowed when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species, in accordance with 36 C.F.R. § 294.13. Timber

			cutting, sale, and removal expected to be infrequent.
Timber Cutting		X	Personal or administrative use only, or under exceptions found in 36 C.F.R. §294.13(b).
Grazing	X		
Motorized Travel	X		Public motorized access subject to existing Forest Travel Plans.
Road Construction/Reconstruction to facilitate mining activities		X	Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).
Recreation	X		
Road Construction and/or Reconstruction (i.e. over 50 inches wide)		X	Road Construction/reconstruction prohibited, subject of exceptions found in 36 C.F.R. §294.12(b).
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	X		
Weed/Pest Management	X		
Mechanized Equipment Use	X		Chainsaws, helicopters, etc.

IRAs Recommended for Management as Primitive Areas:

National Forest	IRA Name	Approx. Acres	Recommendation	Acreage	Consistent W/ Current Forest Plan

Management Area #2: Forest Restoration Areas

Current Condition: Forest Restoration Areas includes areas where evidence of human use may or may not be present. Generally, few constructed features exist with the exception of trails and lookouts. These areas may also show some evidence of vegetative manipulation. Like the primitive areas, Forest Restoration Areas include a broad range of terrain and vegetative types.

Desired Future Condition: While areas managed as Forest Restoration Areas may display increased evidence of management activities, these areas will generally retain their roadless character.

Management Focus: Forest Restoration Areas will be managed to provide a variety of recreation opportunities, while also ensuring adequate flexibility to maintain forest health. These areas may include trailheads and recreational sites (developed and dispersed). Depending on specific National Forest Travel Plans, these areas may be managed for summer and/or winter motorized recreation opportunities. Lastly, due to the increased management flexibility afforded to these areas, fish and game can potentially benefit from carefully conducted habitat manipulation.

Watershed and Vegetative Restoration: Watershed and vegetative restoration will be accomplished through a combination of active management and natural processes. Both active and passive management restoration activities (and in some cases use restrictions) may occur to address specific habitat needs of fish and wildlife.

Forest Management Area Suitable Uses and Activities

Available Use/Activity	Yes	No	Notes
Fire Management	X		Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.
Forest Health	X		Cutting, sale, and removal of timber allowed using proper silviculture practices when needed to maintain or restore the characteristics of ecosystem composition and structure, or to improve habitat for threatened, endangered, proposed, or sensitive species. Includes timber cutting, sale, and removal that may require temporary road construction/reconstruction wider than 50 inches.
Timber Cutting		X	The cutting, sale, or removal of timber is allowed for forest health purposes, as well as for personal or administrative use, or under exceptions listed in 36 C.F.R. §294.13(b).
Grazing	X		
Motorized Travel	X		Public motorized access subject to existing Forest Travel Plans.

Road Construction/Reconstruction to facilitate mining activities		X	Road construction/reconstruction to facilitate permitted mining activities prohibited, subject to the exceptions listed in 36 C.F.R. §294.12(7).
Recreation	X		
Road Construction and/or Reconstruction (i.e. over 50 inches wide)	X		Preference toward temporary administrative road construction with mitigation; however, permanent administrative road construction permissible based on long-term ecological need, particularly if a road is needed to protect public health and safety in cases of a threat of flood, uncharacteristic wildfire, or other catastrophic event, including long term threats.
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	X		
Weed/Pest Management	X		
Mechanized Equipment Use	X		

IRAs Recommended for Management as Forest Restoration Areas:

National Forest	IRA Name	Approx. Acres	Recommendation	Acreage	Consistent W/ Current Forest Plan

Management Area #3: Forest Stewardship Areas

Current Condition: Forest Stewardship areas include locations that may display high levels of human use including roads, facilities, evidence of vegetative manipulation (e.g. silvicultural treatments, grazing) and mineral exploration/extraction. These areas also encompass a broad

range of terrain and vegetative types, and may be comprised of forest, grasslands, rangelands, or a combination thereof.

Desired Future Condition: These areas may over time display increased levels of human use including roads, facilities, and evidence of vegetative manipulation. Forest Stewardship areas will also include evidence of watershed restoration and/or mitigation activities. Despite higher levels of human use than Forest Restoration Areas, Forest Stewardship Areas will still retain some of their roadless qualities. In other words, an area designated as “Forest Stewardship” will not necessarily reflect all the characteristics of non-roadless forest lands.

Management Focus: Forest Stewardship areas will be managed to provide a variety of goods and services, broad range of recreational opportunities including both motorized and non-motorized, while also ensuring adequate flexibility to maintain forest, rangeland, and/or grassland health.

Watershed and Vegetative Restoration: Watershed and vegetative restoration shall be accomplished primarily through active management, including timber harvest, salvage, fuels reduction, projects, and grazing.

Forest Stewardship Area Suitable Uses and Activities

Available Use/Activity	Yes	No	Notes
Fire Management	X		Prescribed fire, proper silviculture practices (including cutting, sale, and removal) when needed to reduce the risk of uncharacteristic wildfire effects.
Forest Health	X		Full range of silviculture techniques, including silviculture techniques that may require new road construction/reconstruction wider than 50 inches.
Timber Cutting	X		Full range of silviculture techniques for forest health or commercial purposes, including silviculture techniques that require new road construction/reconstruction wider than 50 inches.
Grazing	X		
Motorized Travel	X		Public motorized access subject to existing Forest Travel Plans.
Road Construction/Reconstruction to facilitate mining activities	X		Construction/reconstruction of temporary administrative roads to facilitate permitted mining activities allowed. Road construction or reconstruction associated with mining activities must minimize

			effects on surface resources and may only be approved after evaluating other access options.
Recreation	X		
Road Construction and/or Reconstruction (i.e. over 50 inches wide)	X		Permanent administrative roads are compatible, particularly when needed to maintain or restore the characteristics or ecosystem composition and structure, such as to reduce the risk of uncharacteristic wildfire effects.
Trail Construction and/or Reconstruction (i.e. under 50 inches wide)	X		
Weed/Pest Management	X		
Mechanized Equipment Use	X		

IRAs Recommended for Management as Forest Stewardship Areas:

National Forest	IRA Name	Approx. Acres	Recommendation	Acreage	Consistent W/ Current Forest Plan

Management Area #4: Areas Recommended for Boundary Adjustments or Re-inventory

The State requests a re-inventory or boundary adjustments of some Inventoried Roadless Areas found not in conformity with the requirements for “roadless” designation as defined in the FEIS Nov. 2002, Volume I (i.e. “Undeveloped areas typically exceeding 5,000 acres that met the minimum criteria for wilderness consideration under the Wilderness Act . . .”). Boundary adjustment may include consolidation of existing Inventoried Roadless Areas. Some areas may necessitate boundary correction based on new information. If the Forest Service finds after re-inventory that certain areas are not in conformity with the requirements for roadless designations, such areas should be managed in accordance with the relevant forest plan.

IRAs Recommended for Boundary Adjustments or Re-inventory:

National Forest	IRA Name	Approx. Acres	Recommendation	Rationale

DRAFT



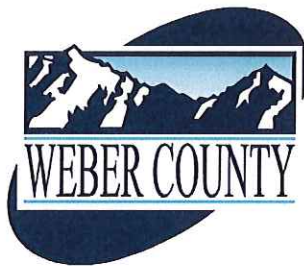
WESTERN WEBER COUNTY RESOURCE MANAGEMENT PLAN

WESTERN WEBER COUNTY RESOURCE MANAGEMENT PLAN

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PREPARED BY: WEBER COUNTY, UTAH



WITH ASSISTANCE FROM LOGAN SIMPSON



management plans to ensure that appropriate access is provided to points of diversion and conveyance works, and that existing irrigation infrastructure is protected from damage or obstruction as development continues in the RMP area.

Policy: Predator Control

Support and expand the continuation of the State's predator control program.

Implementation:

Support current coyote control programs, and work with the Division of Wildlife Resources to expand predator control efforts to include skunks, raccoons and other similar predators in agricultural areas.

Policy: Agri-tourism

Support agri-tourism as a means for agricultural operators to diversify their operations and effectively utilize smaller parcels of agricultural land.

MINING, MINERAL RESOURCES AND ENERGY RESOURCES

Findings:

The current salt mining operations on State sovereign lands at Great Salt Lake provide a significant economic benefit to Weber County. Local gravel mining provides a local source of construction materials and reduces the lengths of haul routes. Non-renewable energy resources, such as solar and wind power, have potential for private or small-scale commercial uses.

Objectives and Policies:

Policy: Mining

Weber County supports the continuation of mining operations in the County in a manner that minimizes adverse impacts and preserves the rural character of the planning area

Implementation 1:

Weber County will continue to work cooperatively with the Utah Division of Forestry, Fire and State Lands to ensure continuation of mining operations in a manner that protects the wildlife, recreational, cultural and other resources of Great Salt Lake.

Implementation 2:

As the County updates its general plans, it will provide for opportunities for gravel and rock aggregate mining in appropriate areas and with appropriate operational conditions. Amend existing zoning regulations to restrict mining operations to a specific mining zone. Require mining operations to petition the County for a zone change prior to initiation of the operation. Require all mining operations to prepare reclamation plans, and ensure that financial surety to complete required reclamation is held by a responsible agency. Consider requiring a development agreement for large scale mining activities prior to formal rezoning.

Policy: Energy Resources

Support the development of renewable energy resources, such as solar, wind power, and geothermal energy for private or small-scale commercial uses.

FIRE MANAGEMENT AND NOXIOUS WEEDS

Fire Management Findings:

Fire management is a critical governmental function. From the Weber County WFRC website:

"Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step in protecting communities both urban and rural."

Fire Management Objectives and Policies:

Policy: Cooperative Fire Management
Effective fire management across jurisdictions in Weber County requires inter-agency cooperation.

Implementation 1:

Weber County will continue to work cooperatively with the Utah Division of Forestry, Fire, and State Lands and the U.S. Forest Service to implement the Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-56.

Implementation 2:

Educate the public regarding life safety, including fire prevention and fire codes.

Implementation 3:

Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland Urban Interface in Ogden Valley and amend development ordinances to require notice of proximity to the interface.

Implementation 4:

Provide education on fire-wise planning,

including building materials and landscaping.

Implementation 5:

Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

Implementation 6:

Ensure that all development has adequate fire flow and fire flow storage.

Weed Control Findings:

Effective prevention of the introduction and the spread of noxious weeds is a high priority for Weber County. From the [2013 NRCS Weber County Resource Assessment](#):

"They negatively affect agricultural lands, forests, nature preserves, stream banks, private lands, and parks. If left unmanaged, weeds can quickly dominate a land-scape and crowd out native plants, thus reducing forage for animals and increasing the risk of wildfire."

Weed Control Objectives and Policies:

Policy: Cooperative Weed Control

Effective weed control across jurisdictions in Weber County requires inter-agency cooperation.

Implementation:

The local weed control program for the RMP planning area is the Weber County Weed Department. The County will continue to work cooperatively with the U.S. Forest Service, the Utah Association of Conservation Districts (UACD) and the federal NRCS to implement the initiatives outlined in the NRCS Weber County Resource Assessment (2013).

FOREST MANAGEMENT

As described above, the forest resources in the

(Page 32) FIRE MANAGEMENT AND NOXIOUS WEEDS

(Page 33) Fire Management Findings:

Fire management is a critical governmental function. From the Weber County WFRC website: "Response to fire incidents relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step in protecting communities both urban and rural."

Fire Management Objectives and Policies:

Policy 1: Cooperative Fire Management: Effective fire management across jurisdictions in Weber County requires inter-agency cooperation.

Implementation 1: Weber County will continue to work cooperatively with the Utah Division of Forestry, Fire, and State Lands and the U.S. Forest Service to implement the Comprehensive Statewide Wildland Fire Prevention, Preparedness, and Suppression policy known as SB-56.

Implementation 2: Educate the public regarding life safety, including fire prevention and fire codes.

Implementation 3: Provide education about the Utah Wildland Urban Interface Code. Refine the Wildland Urban Interface in Ogden Valley and amend development ordinances to require notice of proximity to the interface.

Implementation 4: Provide education on fire-wise planning, including building materials and landscaping.

Implementation 5: Evaluate effects of current ordinances as they relate to fire access and the allowance of development on terminal street systems.

Implementation 6: Ensure that all development has adequate fire flow and fire flow storage.

Policy 2: Forest Management: Encourage and support effective forest management practices in a manner that enhances the health of forested areas and minimizes catastrophic wildfires.

Implementation 1: Coordinate and cooperate with the United States Forest Service and the State of Utah to ensure proper governance over and management of public lands.

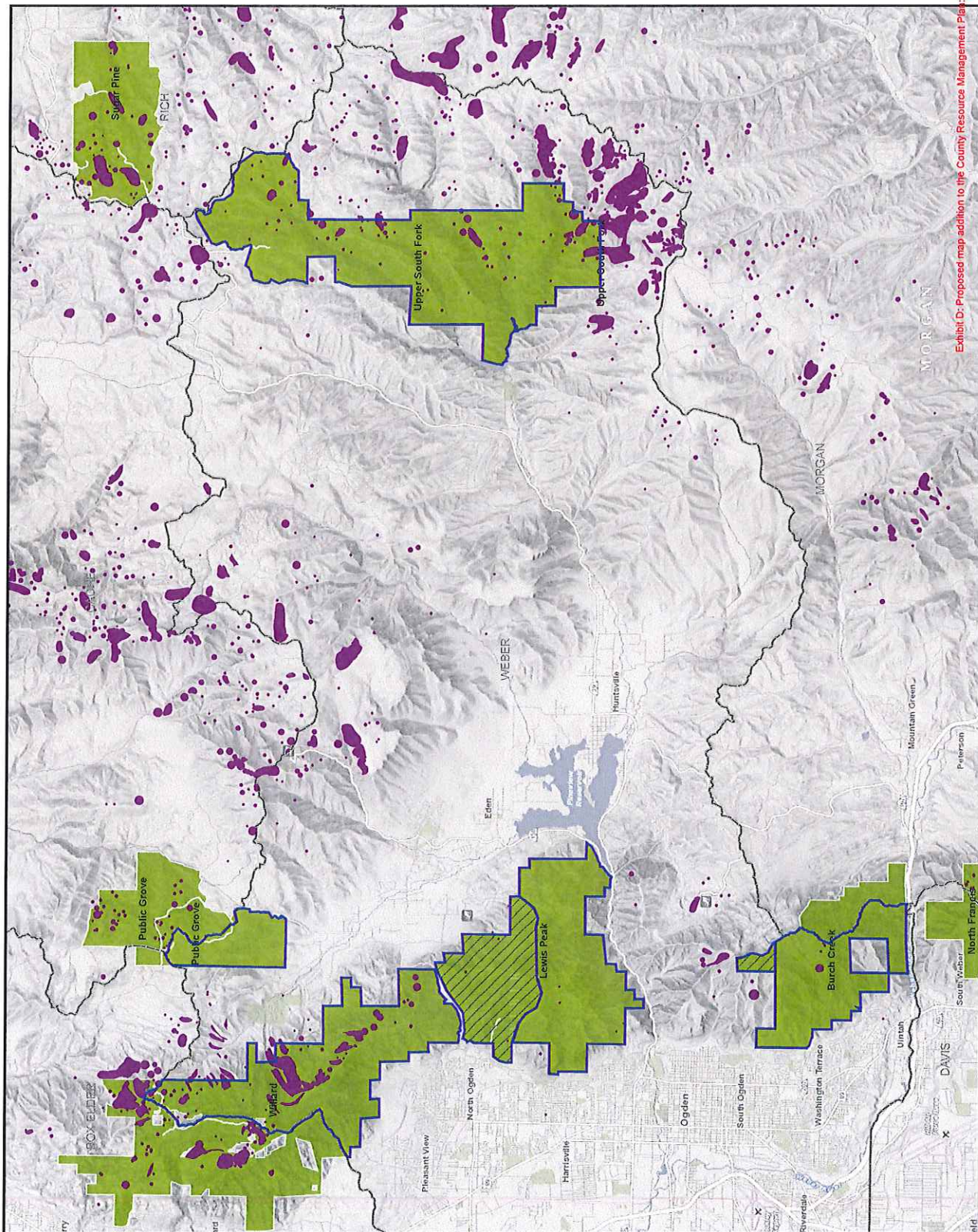
Implementation 2: Support the State's roadless area forest management categories and associated principles. Map 6 designates the appropriate management category for each inventoried roadless area.

Implementation 3: Encourage private landowners to follow fire-wise land management principles.

**MAP 6: Roadless Area
Forest Management Categories**



Exhibit D: Proposed map addition to the County Resource Management Plan: Roadless Area Forest Management Categories. DRAFT



[illegible]

Unincorporated Western Weber County

 State or Federal Land
 Private
 Trailheads
 Trails