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| **WC Logo.emf** | **Staff Report to the Weber County Commission***Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Public hearing to consider and take action on a request to amend the Weber County Land Use Code Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 Chapter 25 (M-3 Zone), by increasing the size of Identification Signs in the M-3 Zone from 8 square feet to 20 square feet.

**Agenda Date: Tuesday, February 17, 2015**

**Applicant:** Compass Minerals International / Aaron Cain (Yesco Signs) representative

**File Number:** ZTA 2014-09

****Staff Information****

**Report Presenter:** Ben Hatfield

bhatfield@co.weber.ut.us

 801-399-8766

**Report Reviewer:** JG

Applicable Ordinances

* Weber County Land Use Code Title 104 Chapter 25 (M-3 Zone)
* Weber County Land Use Code Title 110 Chapter 1 (Western Weber Signs)

Background

Compass Minerals International (formerly Great Salt Lake (GSL) Minerals) is proposing to amend the Weber County Land Use Code Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 Chapter 25 (M-3 Zone). The amendment would increase the size of Identification signs for businesses in the Manufacturing (M-3) Zone. The Compass Minerals International plant is located in the M-3 Zone.

Like other heavy industrial businesses in this zone, sites can be large in scale with multiple buildings and machinery needing to distinguish themselves from each other. Buildings, plants, and warehouses for these manufacturing businesses also tend to be large in scale making small signs difficult to read at the larger distances. Directions to these locations are needed not only for visitors but for employees. Some plants try to add a sense of uniformity amongst their signage for these buildings adding their name and corporate logo to each sign.

Identification Signs will typically not be seen by the public from the roadway, as buildings on these large scale industrial sites are accessed internally and generally do not project toward the right of way.

The current standard for Identification Signs in all zones (large and small) allows only one sign per building with a maximum size of 8 square feet. The applicant is requesting that in the M-3 Zone only that the size per building be increased to 20 square feet. This increase would allow for signs in the range of 4 by 5 feet or 3 by 6.5 feet. This size is still moderate in comparison to most buildings currently in this zone.

Summary of Suggested County Commission Considerations

The request has been made that Weber County make a policy decision; therefore, it is suggested that the County Commission consider the following:

* Based on the types of uses in the M-3 Zone, is there a benefit to an increased size for Identification Signs?
* Are there any significant concerns?
* Does the proposed amendment address concerns that the Planning Commission may have?
* Does the proposed amendment meet the goals and objectives of the West Central Weber County General Plan?

Conformance to the General Plan

The proposal to amend Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 Chapter 25 (M-3 Zone) of the Weber County Land Use Code, does conform to the West Central Weber County General Plan, due to its agreement with the following Plan statements:

* 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.
* 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 M-3 zone is the largest industrial zone in the West Central Weber County area and includes the industrial park in the vicinity of Little Mountain. It is also a heavy industrial area for uses related to testing and production of aeronautic equipment and the extraction of raw materials; however, the evaporation ponds for salt extraction are not included in the M-3 zone.

Staff Recommendation

Based on guidance found in the West Central Weber County General Plan, the Planning Division Staff is recommending that the County Commission approve and adopt the proposed amendment to the M-3 Zone and Sign Code.

Western Weber County Planning Commission Recommendation

The Western Weber County Planning Commission, during a public meeting held on January 13, 2015, unanimously voted in favor of the proposed amendment to the M-3 Zone and Sign Code.

Exhibits

1. Ordinance Summary
2. Ordinance (Proposed Code Amendment)