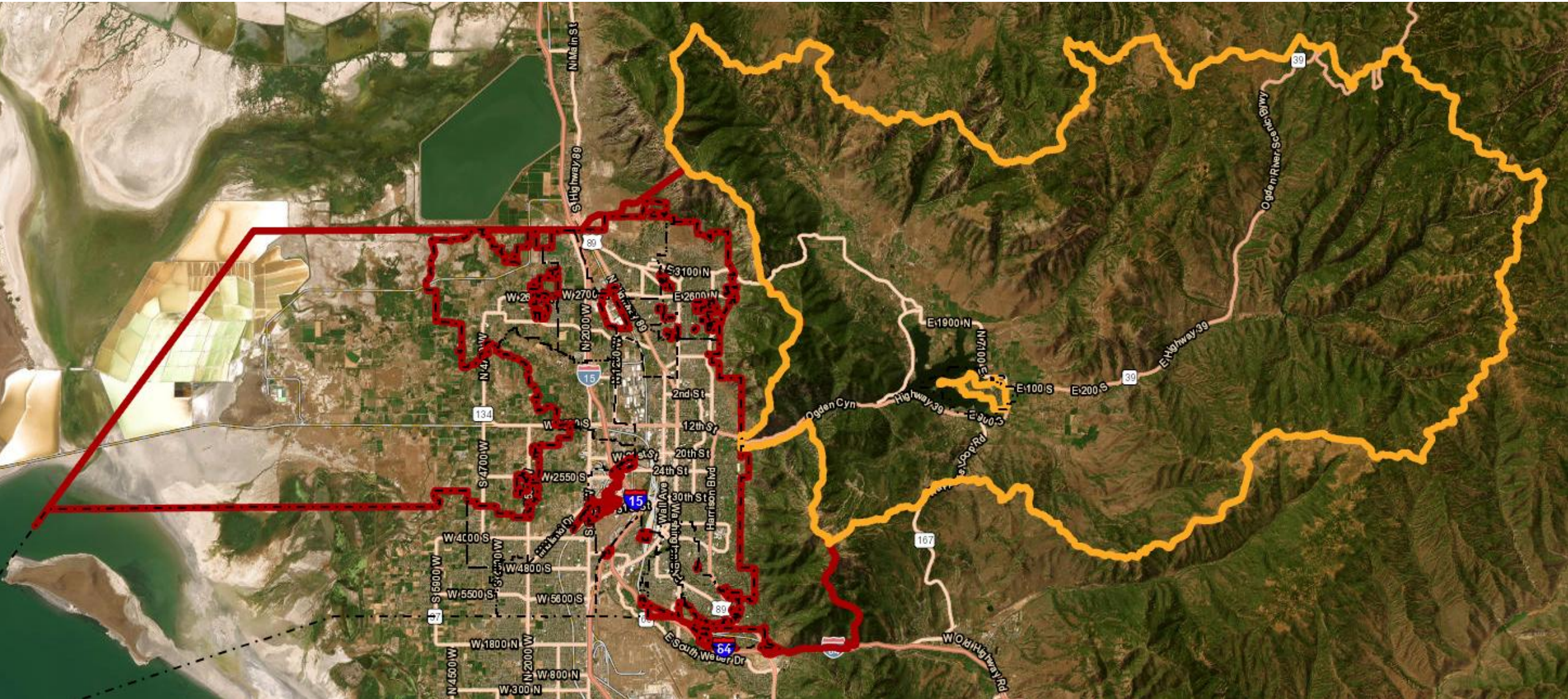




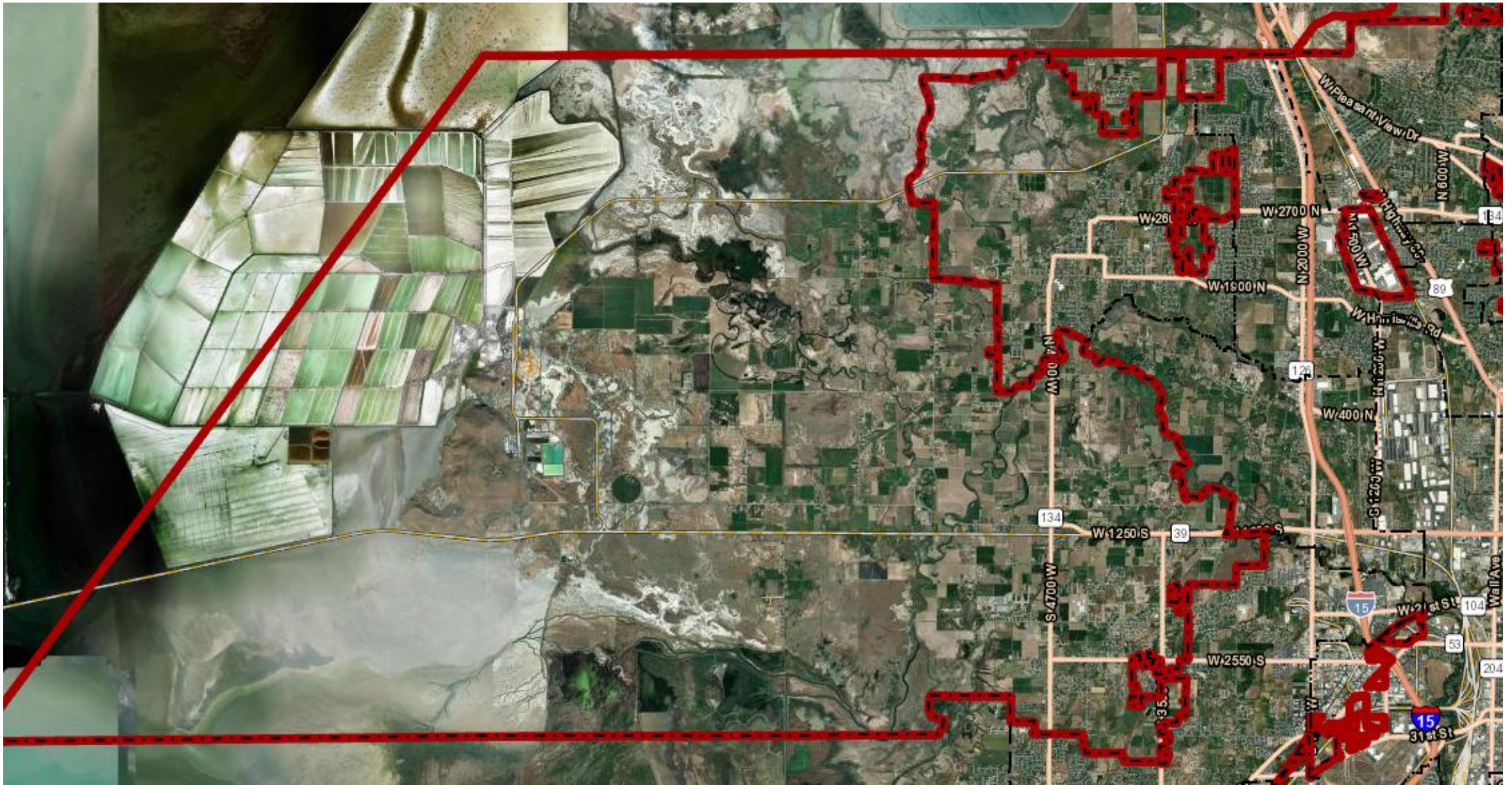
PLANNING WEBER COUNTY

CONNECTING GROWTH SMARTLY

UNINCORPORATED WEBER COUNTY

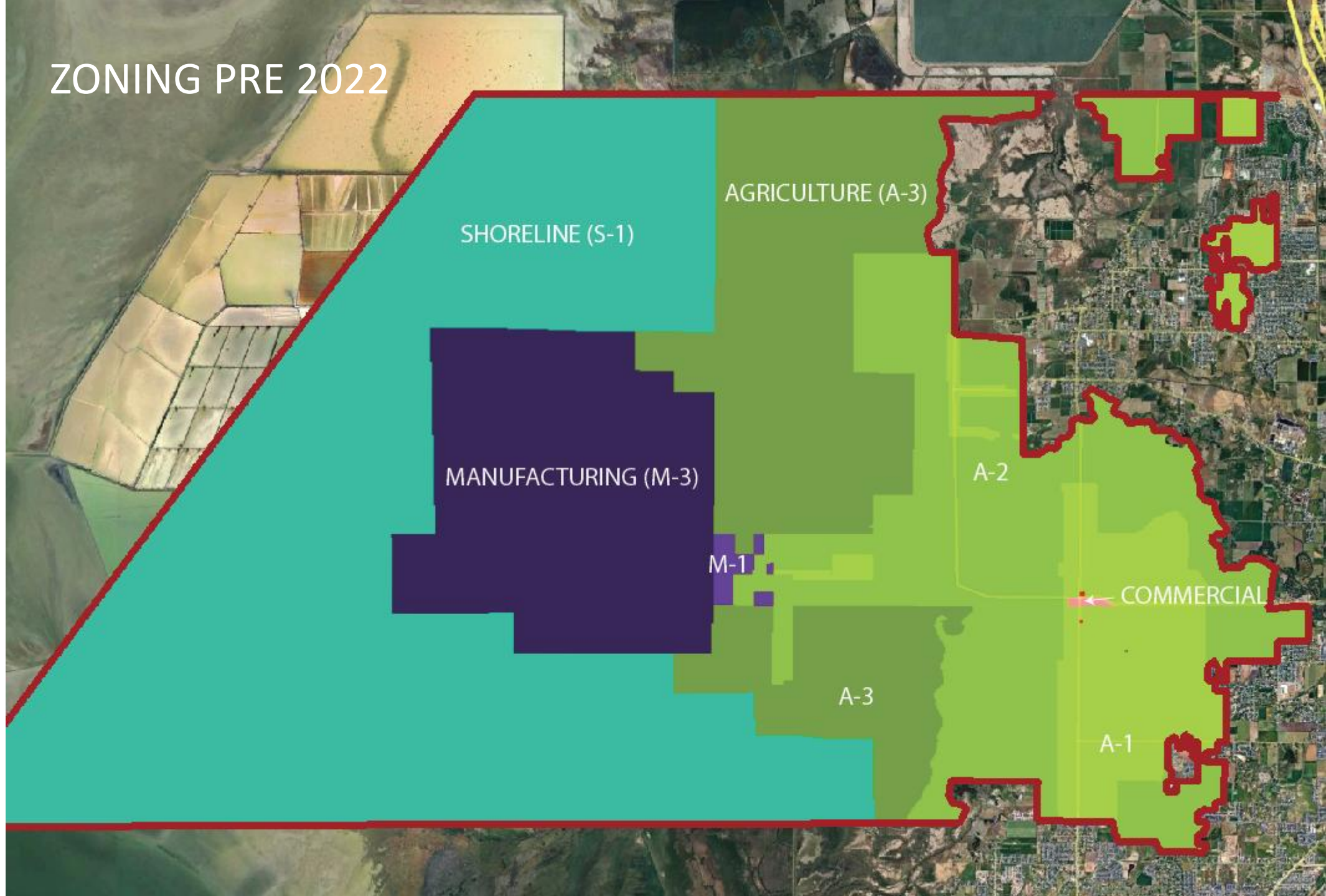


WESTERN



ZONING PRE 2022

Agricultural
zoning
generally
allows 1-
acre
residential
lots.

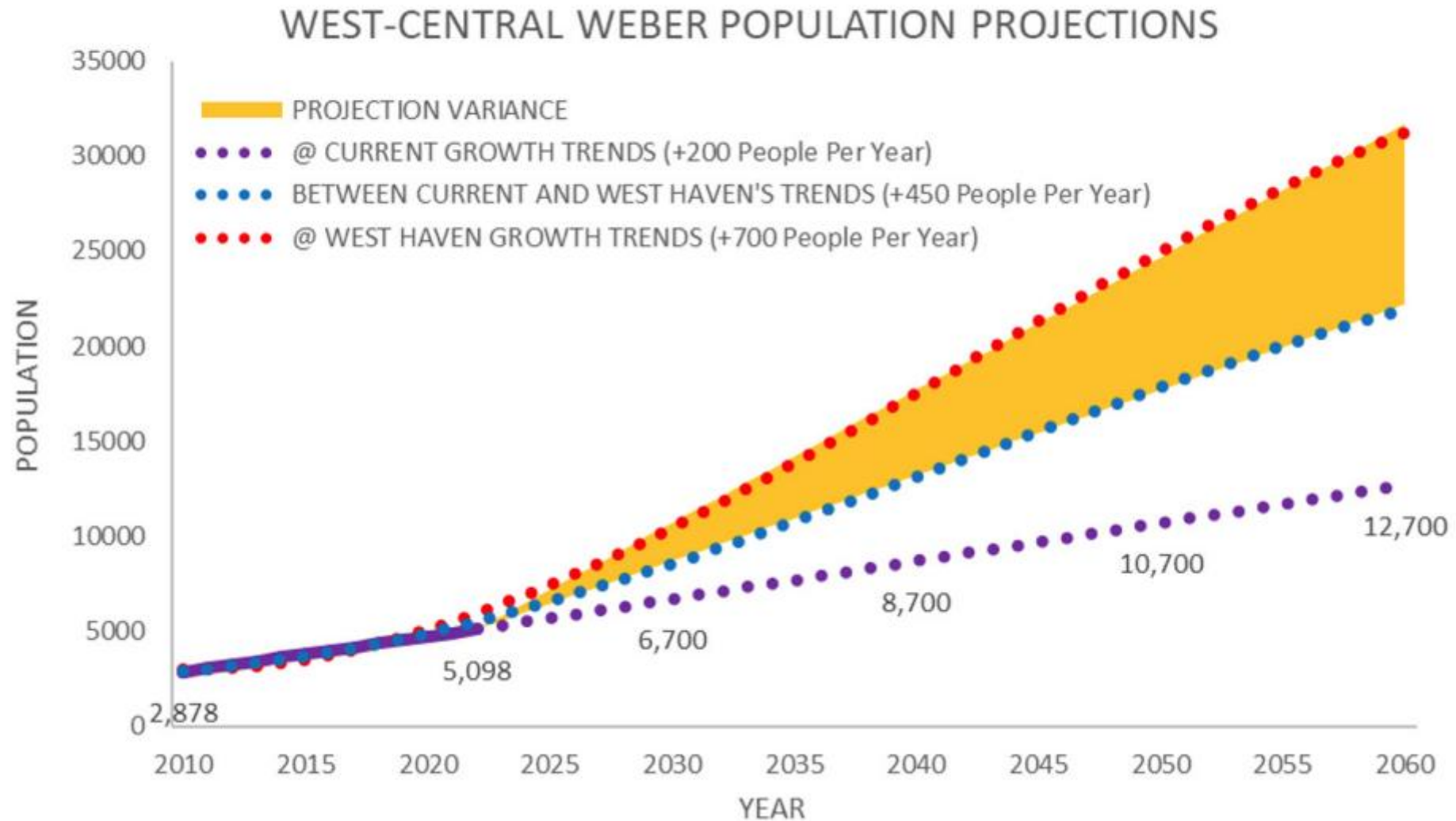




Typical one-
acre per lot
subdivision



Figure 1 - West Central Weber Population Projections



2020-2022:
Western
Weber
General Plan
Update



GENERAL PLAN
WESTERN WEBER



OVERALL PLAN VISION

Vision

While the pressure to grow and develop will persist, there is a clear desire for growth to be carefully and deliberately designed in a manner that preserves, complements, and honors the agrarian roots of the community. To do this, Weber County will promote and encourage the community's character through public space and street design standards, open space preservation, and diversity of lot sizes and property uses that address the need for places for living, working, and playing in a growing community.



CHAPTER 3 LAND USE

Vision

The land use vision is to guide and encourage land uses in an organized manner that supports the creation of community and enhances the community's character. This vision is intended to provide a wide range of land use options, each in their own appropriate areas and contexts, so that existing and future occupants of the area can enjoy a self-sustaining social and economic environment. The focus should not only be on the utility of land uses and infrastructure, but also on their aesthetics. Using proven methods of lasting value, carefully shaping beautiful neighborhoods will provide for a future community that can prevail over the temporary nature of cyclical economic, social, and design trends.



Image 20 - Business Park Conceptual Renderings

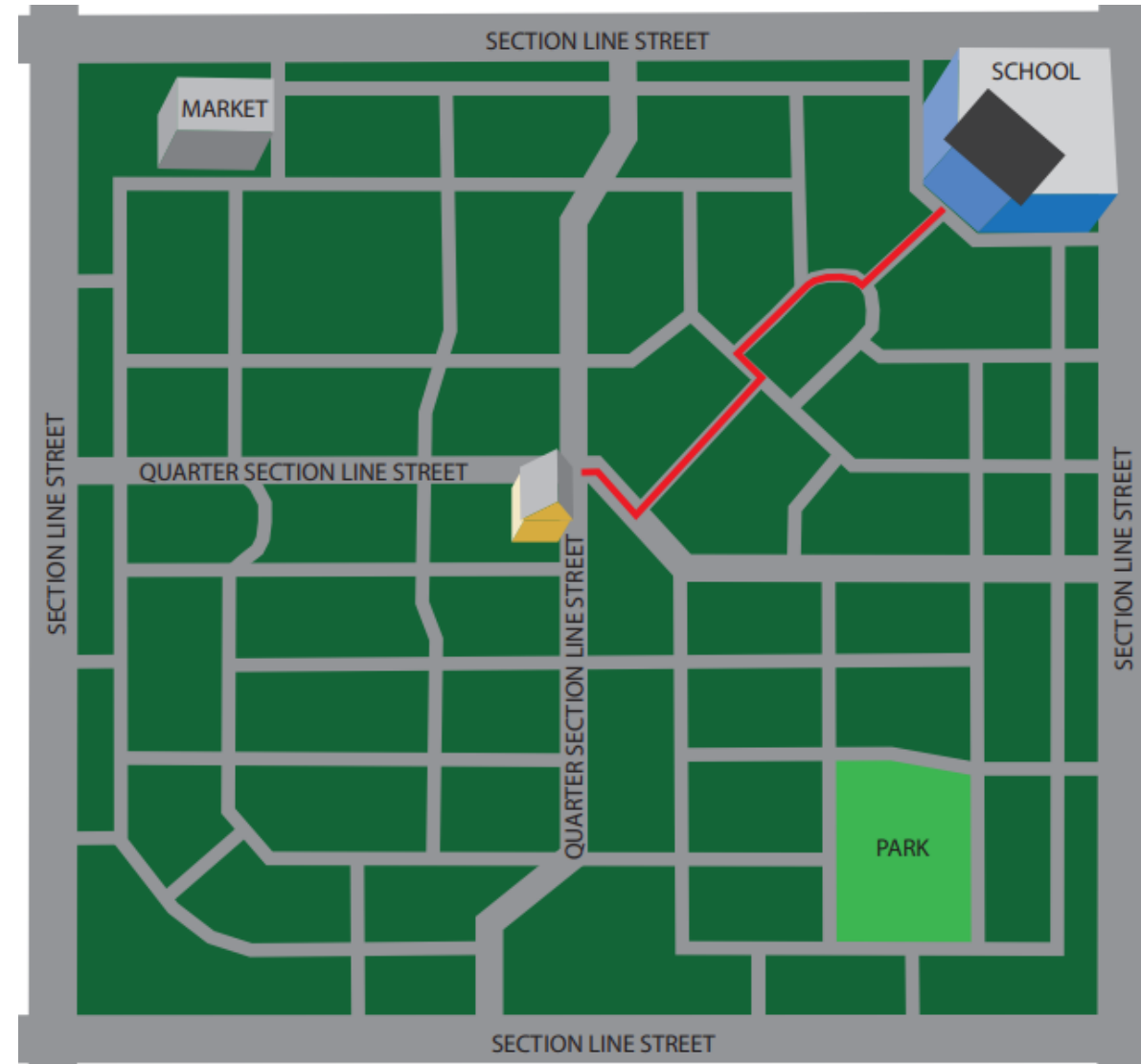
Image Source: Proposed Promontory Commerce Center in Western Weber, designed by AE Urbia Architects and Engineers.



Image 21 - Business Park Conceptual Renderings

SMART GROWTH PRINCIPLES

- STREET CONNECTIVITY
- PATHWAY AND TRAIL CONNECTIVITY
- OPEN SPACE AND RECREATION
- DARK SKY CONSIDERATIONS
- WATER CONSERVATION
- EMISSIONS AND AIR QUALITY
- RENEWABLE ENERGY



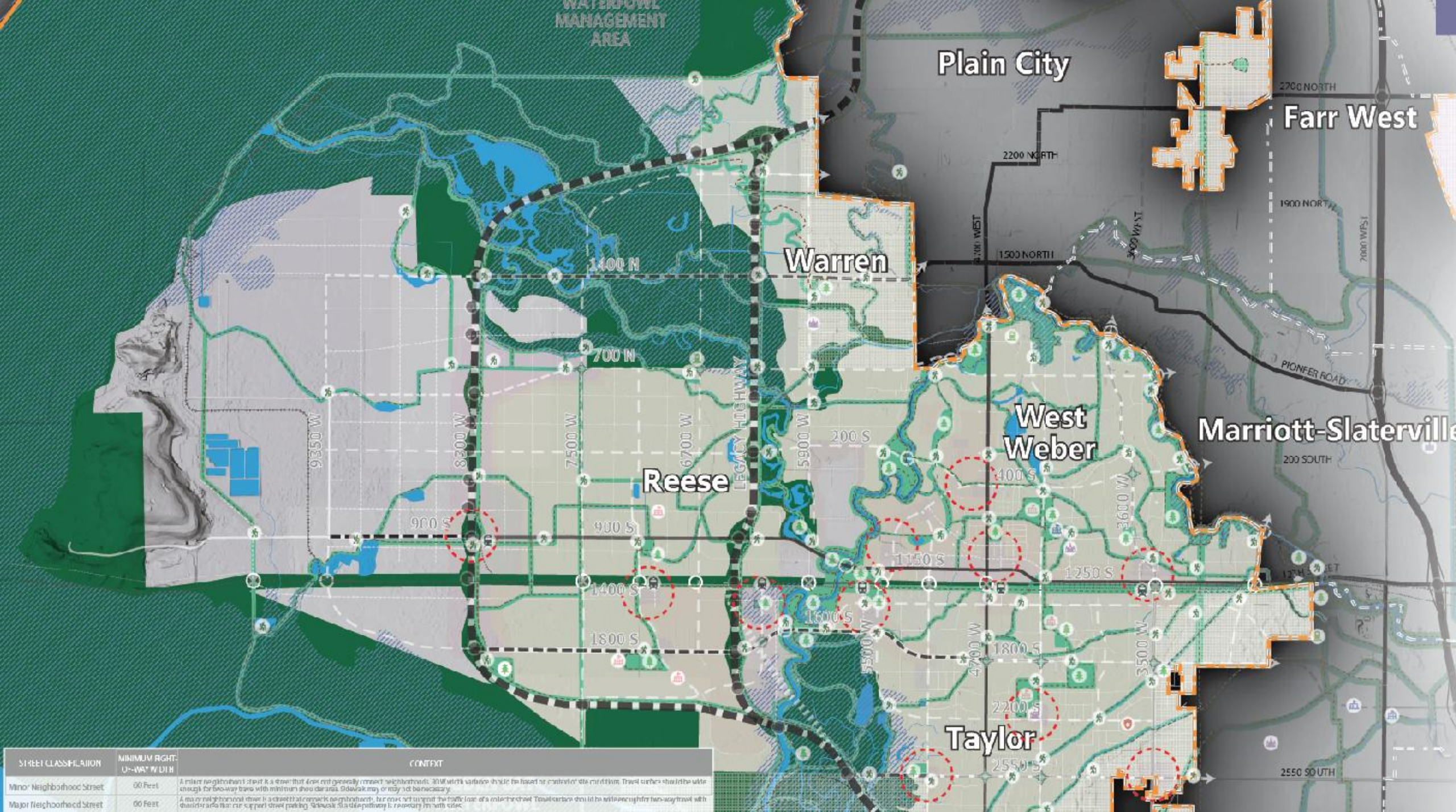
GOAL 3 – BUSINESS, TECH, & INDUSTRY: As part of the County's economic growth strategy, the County will pursue options to bring basic sector jobs to the area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech, innovation jobs, industrial, and manufacturing jobs.

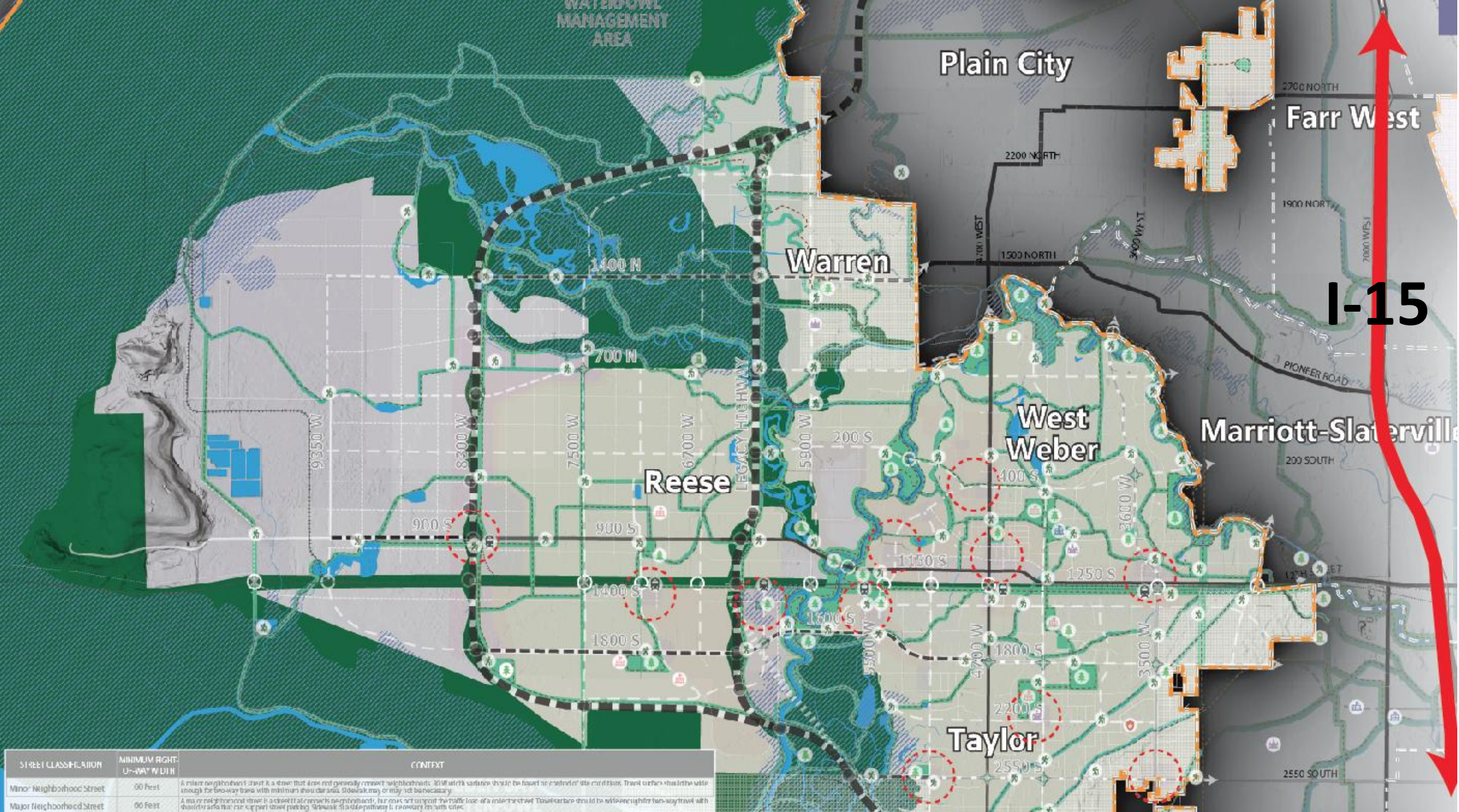
CHAPTER 5

TRANSPORTATION

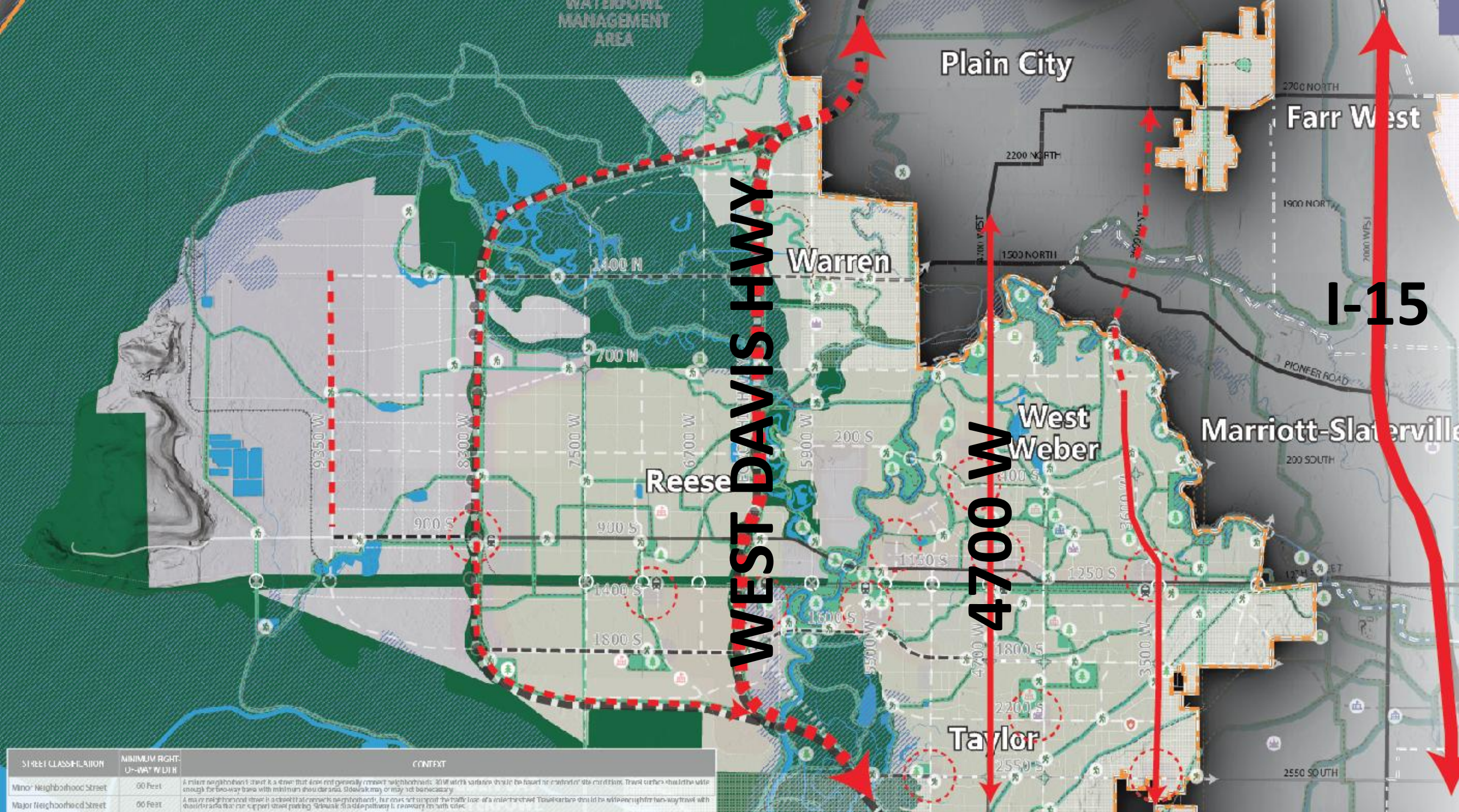
Vision

The Western Weber transportation network will serve and reinforce the land use and community character vision for the area, supporting careful and deliberate growth while preserving and complementing the area's agricultural places. To create this balance, the envisioned transportation network will emphasize compact and orderly growth, matching available infrastructure. It will serve the growing communities' need to access the region through a series of multi-modal corridors connecting the Western Weber area to the rest of the Wasatch Front. The transportation network vision emphasizes the connectivity of streets at all levels, reducing overdependence on a select few corridors. An associated part of this connectivity is strategically crossing the barriers of railroads and the Weber River. Finally, the vision seeks to create opportunities for residents to use other transportation modes besides driving by supporting compact communities and designing streets on a human scale.





STREET CLASSIFICATION	MINIMUM RIGHT-OF-WAY WIDTH	CONTEXT
Minor Neighborhood Street	60 Feet	A minor neighborhood street is a street that does not generally connect neighborhoods. It usually serves as a local street. Travel direction should be the same as the main street it connects. Side streets may or may not be necessary.
Major Neighborhood Street	66 Feet	A major neighborhood street is a street that connects neighborhoods. It does not act as a main street. Travel direction should be the same as the main street it connects. Side streets may or may not be necessary.



WEST DAVIS HWY

Plain City

Farr West

Warren

I-15

West Weber

Marriott-Slaterville

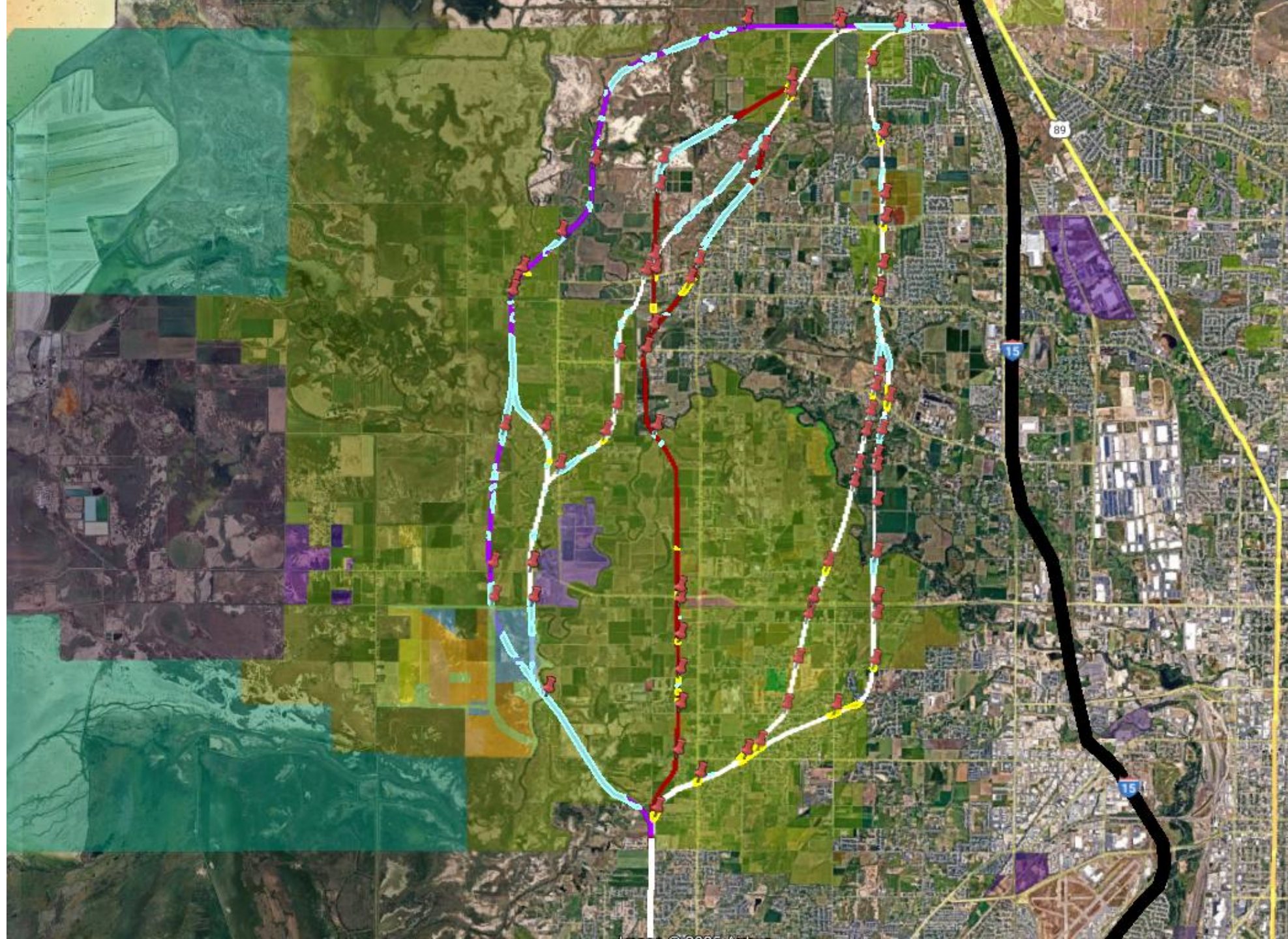
Reese

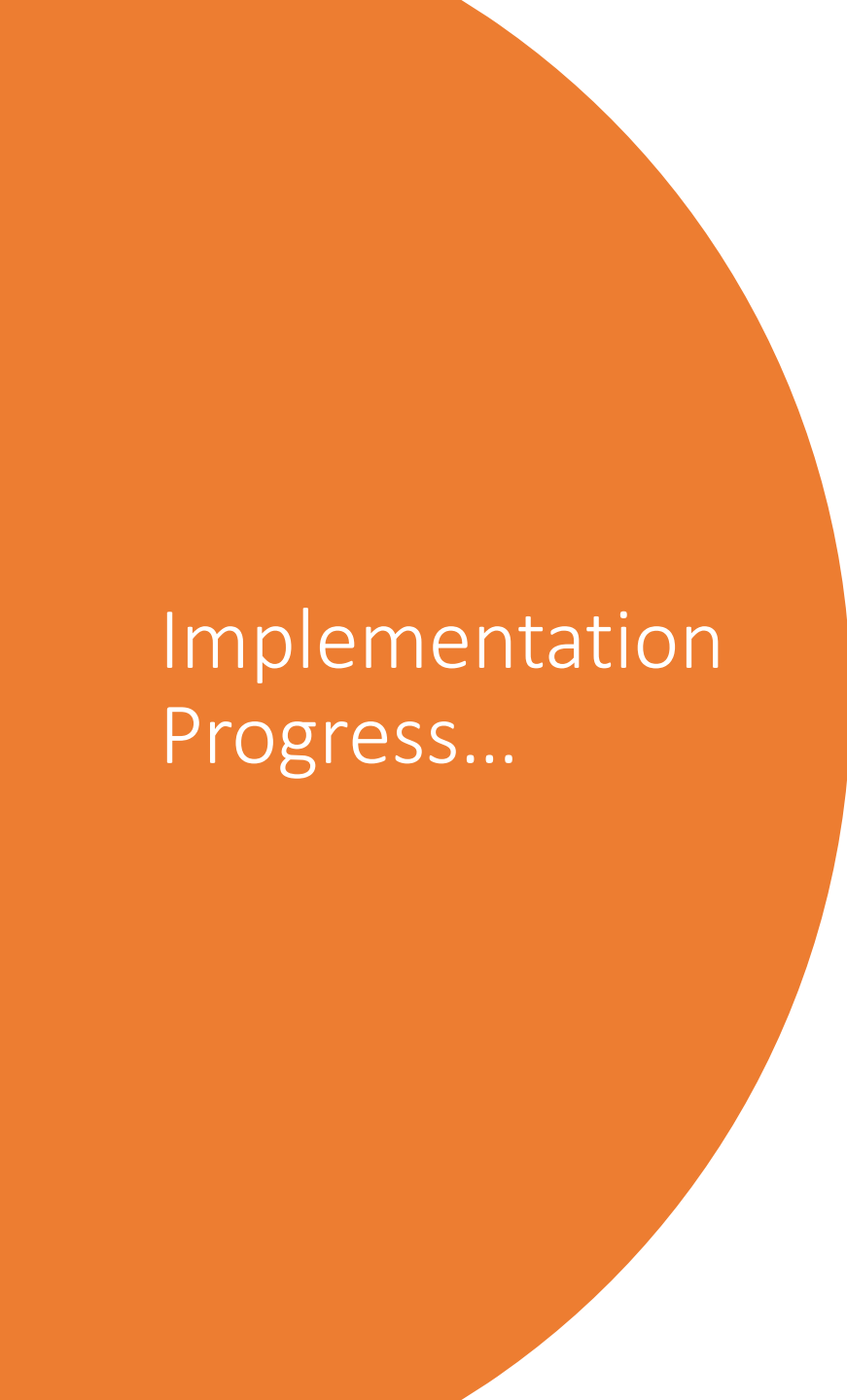
Taylor

4700 W

STREET CLASSIFICATION	MINIMUM RIGHT-OF-WAY WIDTH	CONTEXT
Minor Neighborhood Street	60 Feet	A quiet neighborhood street is a street that does not generally connect neighborhoods. It will work well in a residential context. Travel speeds should be slow enough for two-way travel with minimum shoulder width. Shoulders may or may not be necessary.
Major Neighborhood Street	60 Feet	A major neighborhood street is a street that connects neighborhoods, but does not support the traffic load of a collector street. Travel speeds should be slow enough for two-way travel with shoulders that can support street parking. Shoulders and a shoulder path may be necessary for some cases.

Northern
extension of
West Davis
Corridor

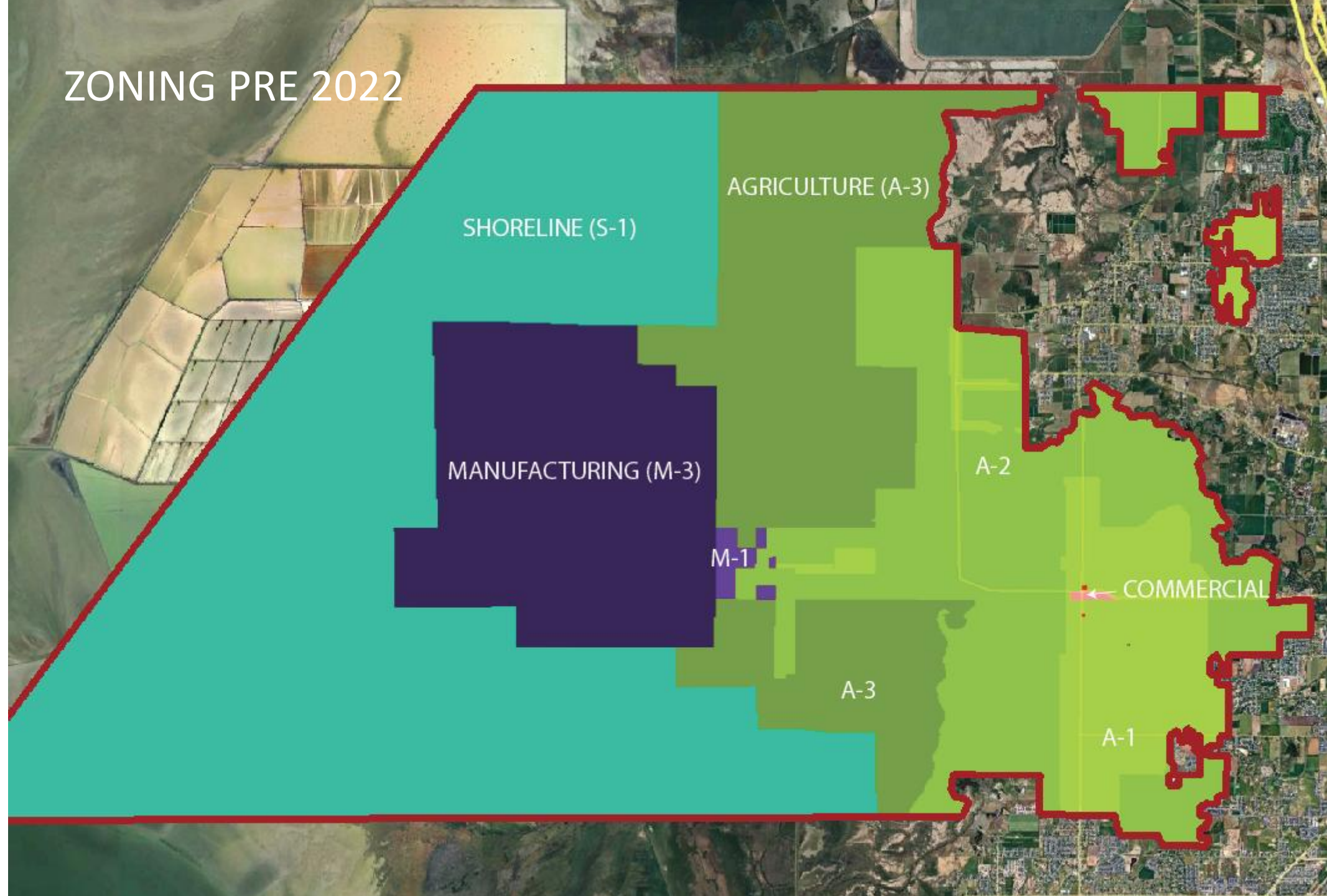


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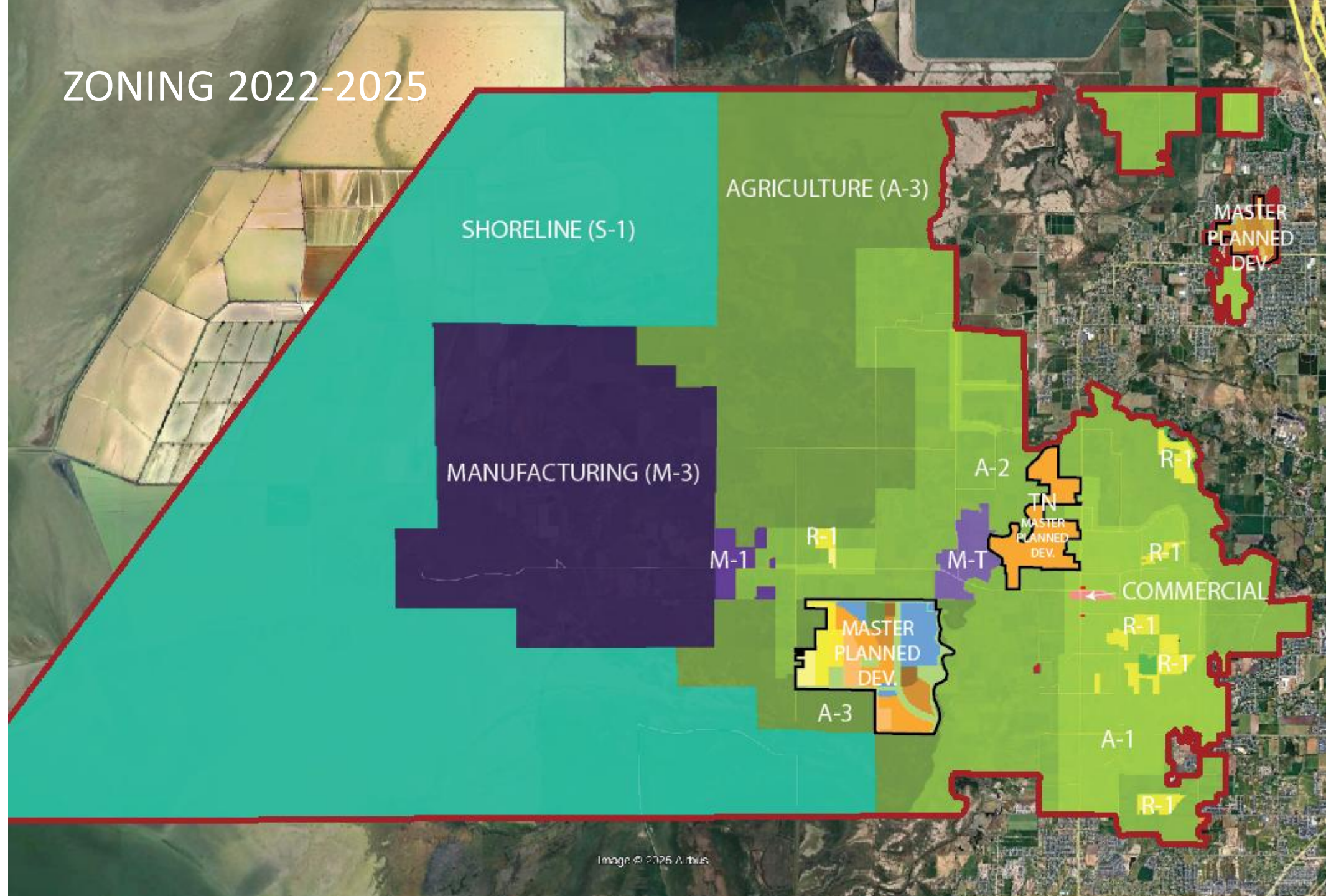
Implementation Progress...

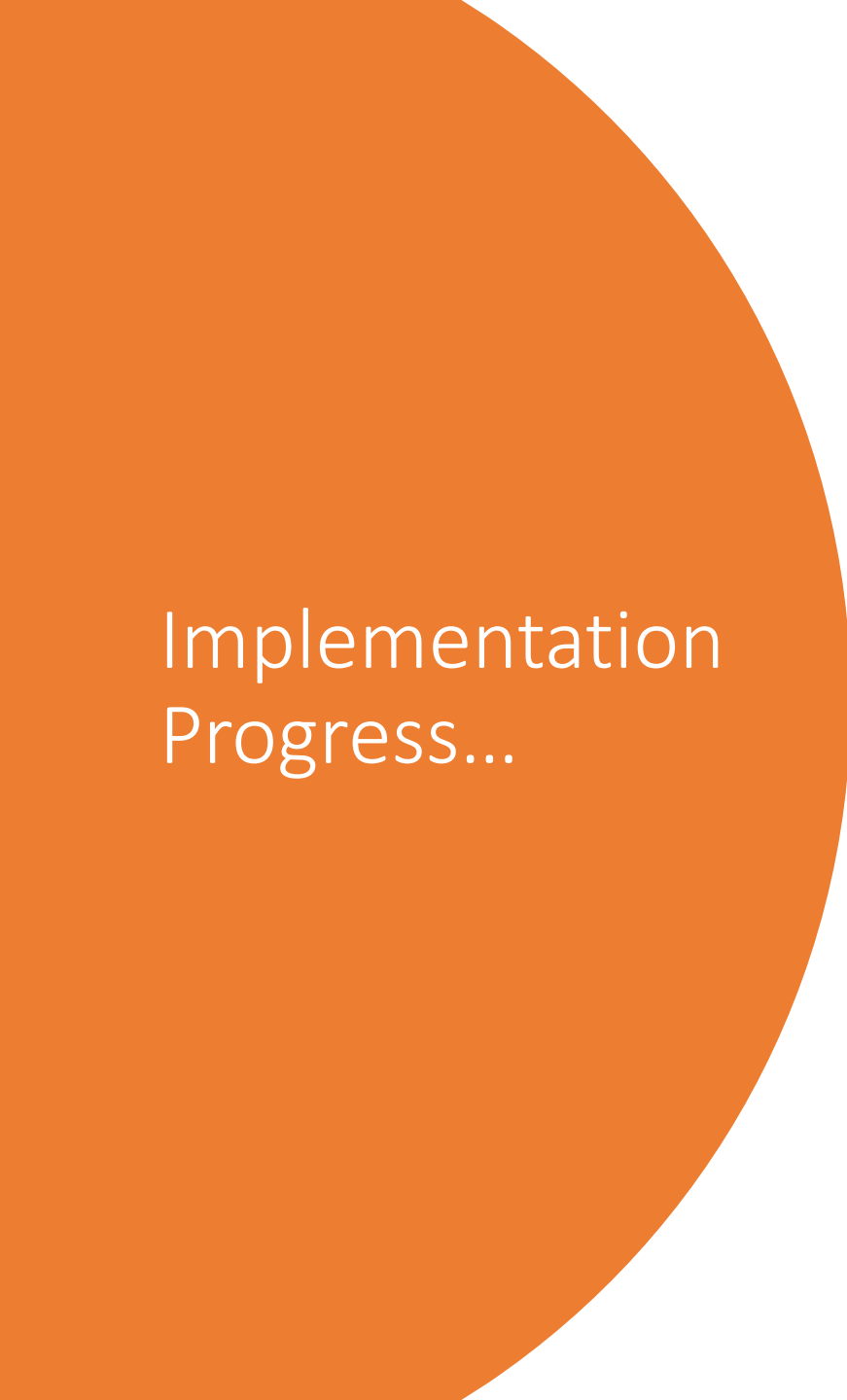
- Approx 3,000 Acres Rezoned.
 - 19,074 New Residential Entitlements Created.
 - 17,650 within Master Planned Communities.
 - New manufacturing and Technology (M-T) zone.
 - 8,000 Acre Inland Port Created – will help fund infrastructure.
- 
- A series of four yellow curved dashes are located in the bottom right corner of the slide.

ZONING PRE 2022



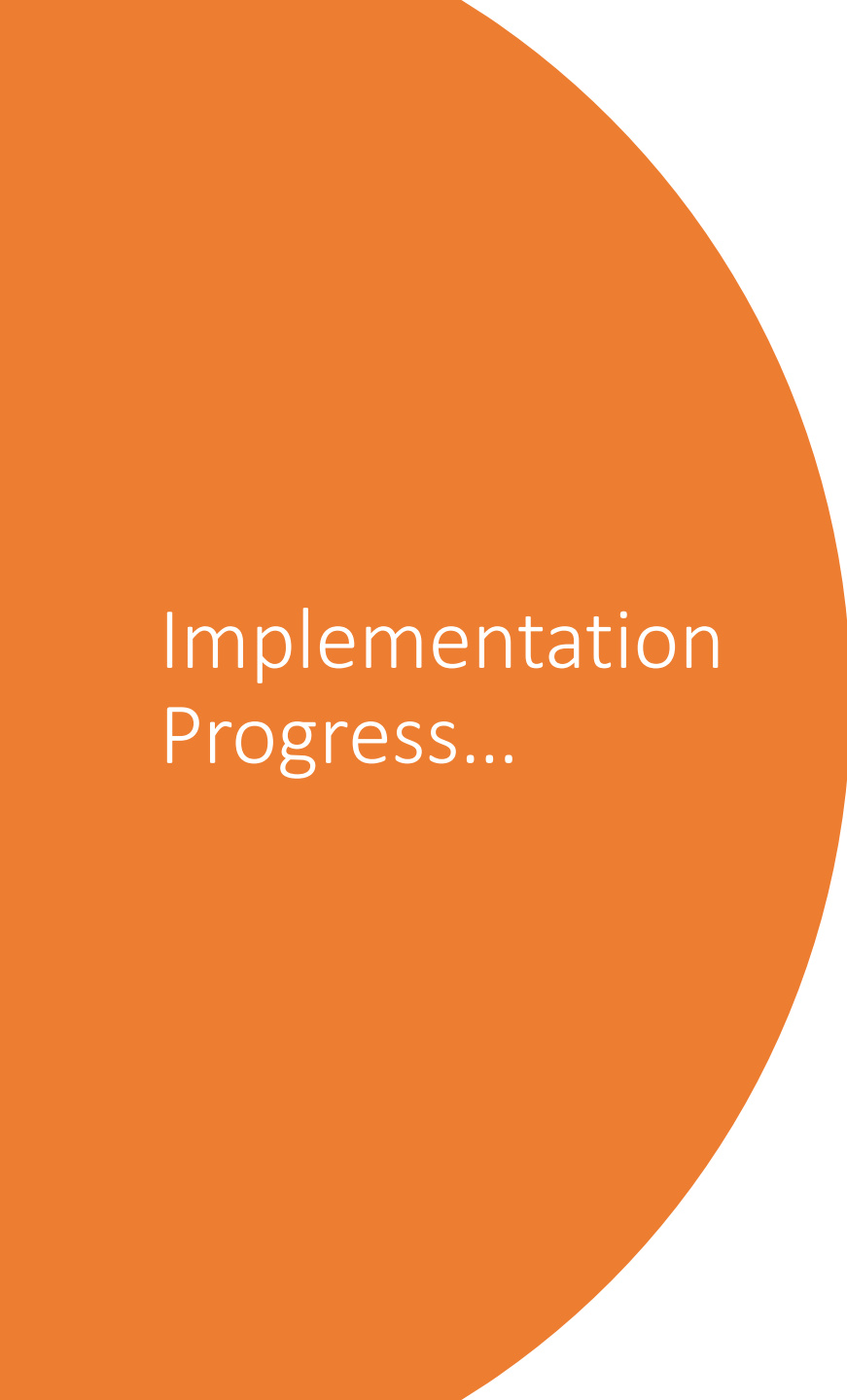
ZONING 2022-2025



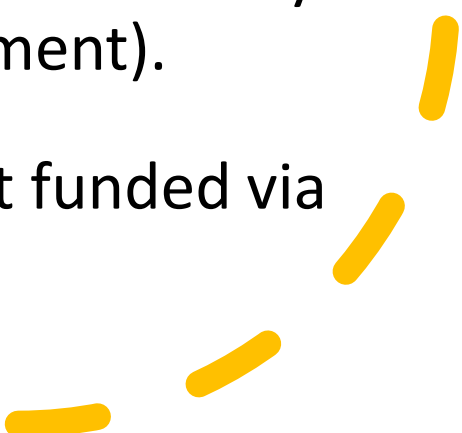
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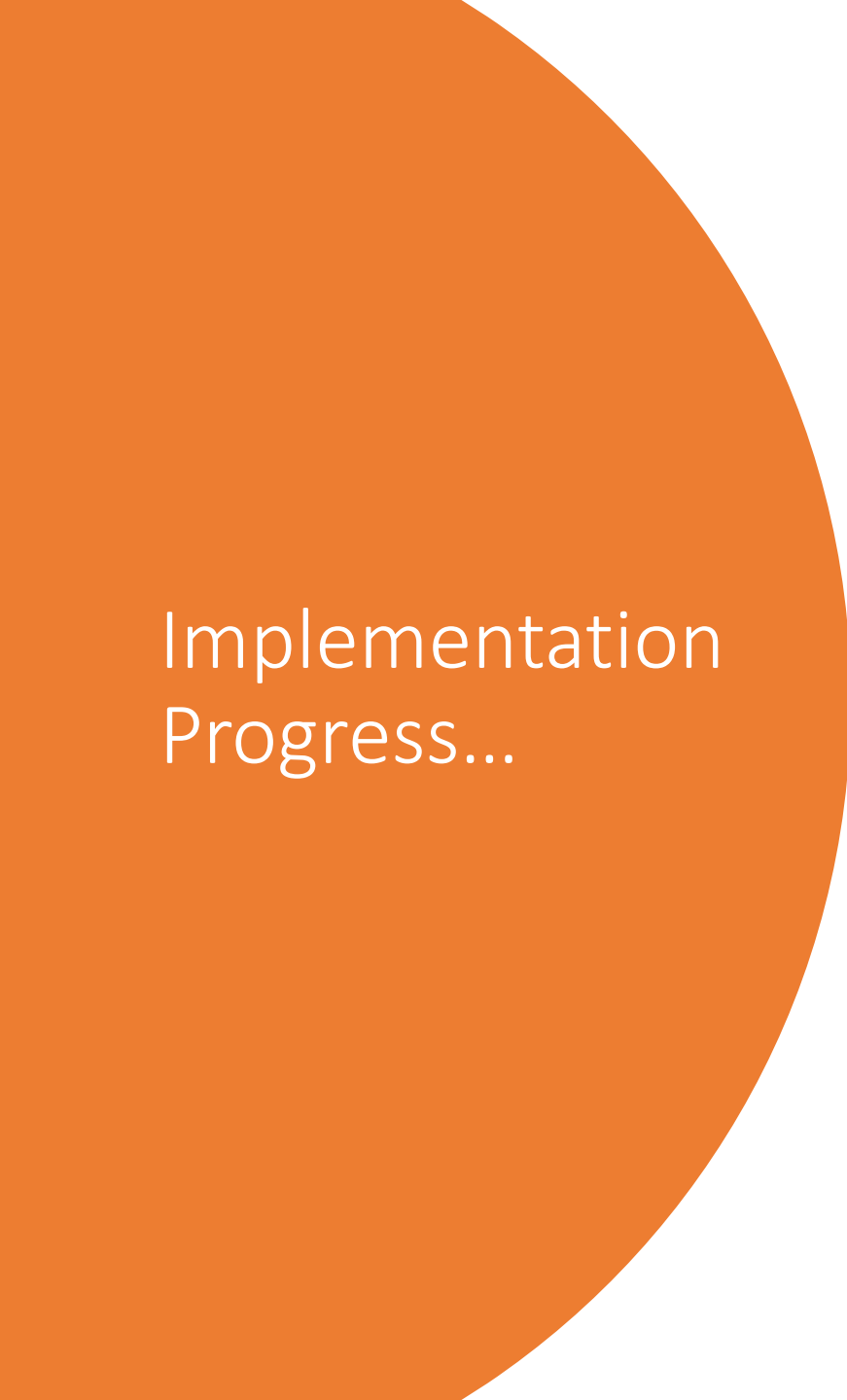
Implementation Progress...

- Approx 3,000 Acres Rezoned.
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- 
- A series of four yellow curved dashes are located in the bottom right corner of the slide.

A large orange circle is positioned on the left side of the slide, partially cut off by the edge. It contains the text 'Implementation Progress...'.

Implementation Progress...

- 12th Street/900 South widening complete from 4700 West to 8300 West.
 - 12th Street from 1900 West to 4700 West being upgraded by UDOT (funded – pending design).
 - 2550 South ROW acquisition complete to 4700 West – Improvements funded and currently being designed.
 - Approx 2 miles of West Davis HWY reserved by County (on currently planned alignment).
 - Study of West Davis HWY alignment funded via WFRC, County, and UDOT.
- 
- A series of yellow dashed lines are located in the bottom right corner of the slide, arranged in a curved, upward-pointing pattern.



Implementation
Progress...

New infrastructure big lifts being funded by:

- New developers (via zoning development agreements).
 - Inland Port Authority.
 - Impact fees, local funds, grants, etc.
- 

**A society grows great when
old men plant trees whose
shade they know they shall
never sit in.**



Questions?

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Principal Planner

801-399-8763

cewert@webercountyutah.gov

