



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on ZMA 2018-02, a request to amend the zone map to change parcels currently zoned M-1 near the Little Mountain manufacturing area to A-2.

Agenda Date: Tuesday, August 14, 2018

Applicant: John Price

File Number: ZMA 2018-02

Property Information

Approximate Address: 7900 West 900 South

Zoning: The area is currently Manufacturing (M-1).

Existing Land Use: Agricultural/Residential

Proposed Land Use: Agricultural/Residential

Township, Range, Section: T6N, R3W, Sections 15, 22

Adjacent Land Use

North:	Residential/Agricultural	South:	Residential/Agricultural
East:	Residential/Agricultural	West:	Residential/Agricultural

Staff Information

Report Presenter: Charles Ewert
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801-399-8767

Report Reviewer: RG

Applicable Ordinances

§102-5: Rezoning Procedures

Proposal History

This proposal was presented at public hearing to the Western Weber Planning Commission on July 10, 2018. At the time it was combined into a bigger decision regarding a rezone of the area and other general plan and zoning text administrative cleanup. The planning commission requested that decision to be broken into smaller components. This report only addresses an amendment to the zone map.

On the evening of June 12th, 2018, this proposal was on the agenda for consideration and action. Due to there not being a quorum, a final decision was not made. Instead, the planning division held an informal public comment meeting to discuss the proposal's concerns with the public that were present.

This proposal was also discussed by the planning commission in a work session on the evening of Tuesday, May 8, 2018.

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.

Background and summary

This application is concerning a change to the weber county zone map. It has previously been packaged as a bigger decision regarding not just a change to the zone map, but also a change to the general plan. In their July 10, 2018 meeting, the planning commission pulled apart the packaged decision in favor of making a decision on each item individually.

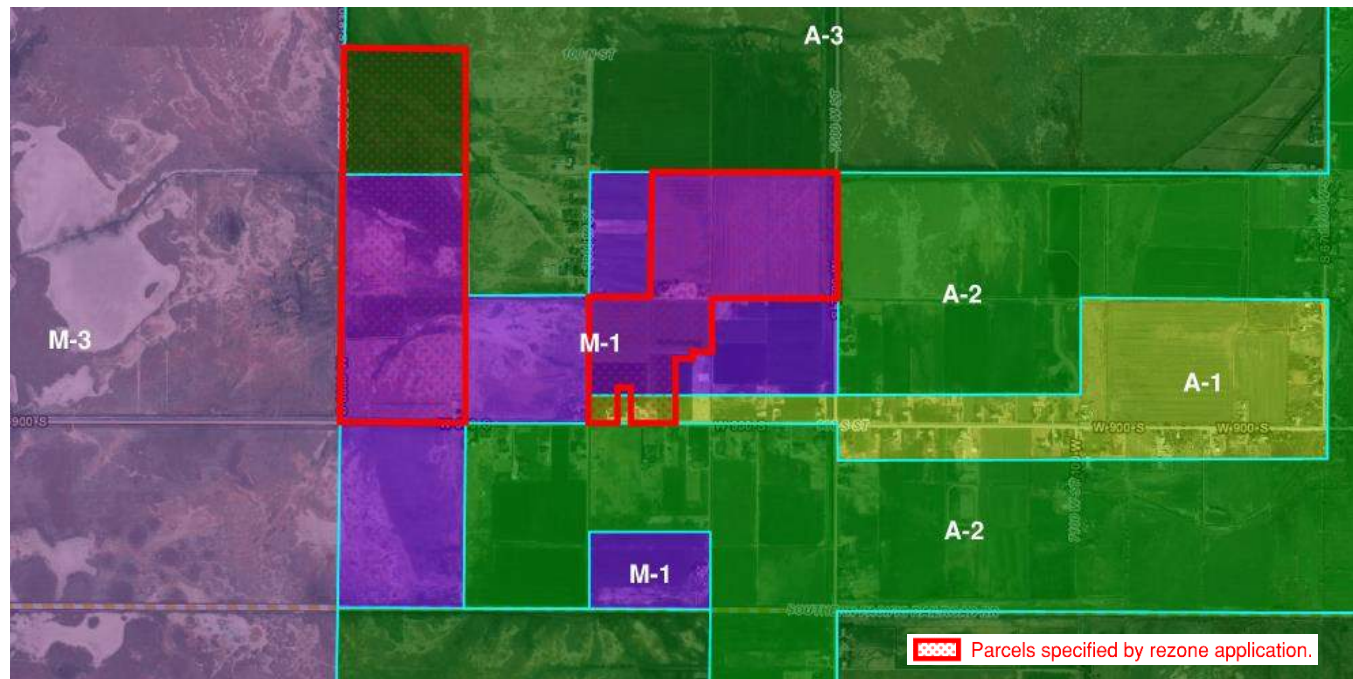
§102-5-2 requires a change to the zone map to comply with the general plan. The analysis herein offers a number of options and option variants for rezoning the property. Regardless of the planning commission's decision, it should be found to comply with the general plan. The proposed zone change does not comply with the current general plan's future land use map. That map should be changed in accordance with the planning commission's desired outcome for this item prior to making a decision on this item.

Summary of Planning Commission Considerations

In order to streamline decision making and in an attempt to keep the infinite options narrow enough to make a reasonable decision, staff are offering three different alternative recommendations at this time and an analysis of each. There are certainly more possible outcomes and if the planning commission would like to consider more it can be discussed in the meeting or in future meetings.

First, an understanding of the applicant's request is important. **Figure 1**¹ offers a graphic representation of the parcels included in the rezone application. It overlays those parcels onto the existing zone map. These parcels are those the applicant desires to rezone from M-1 to A-2 (excepting out the area already zone A-1).

Figure 1: Existing zoning with application parcels.



As can be seen, if *only* the parcels that are the subject of the application are rezoned then the contiguity of the existing M-1 zone is interrupted. This leads to an increased risk of future A-2 oriented uses (primarily single family dwellings on 40,000 square feet of land) being interspersed amongst future manufacturing uses².

As the current zone map is configured, there are a few areas where single family residential uses could be located adjacent to manufacturing uses. Perpetuating this practice may have future unforeseen land use consequences that should not be underestimated at this time³. The purpose of different and distinct zoning designations with

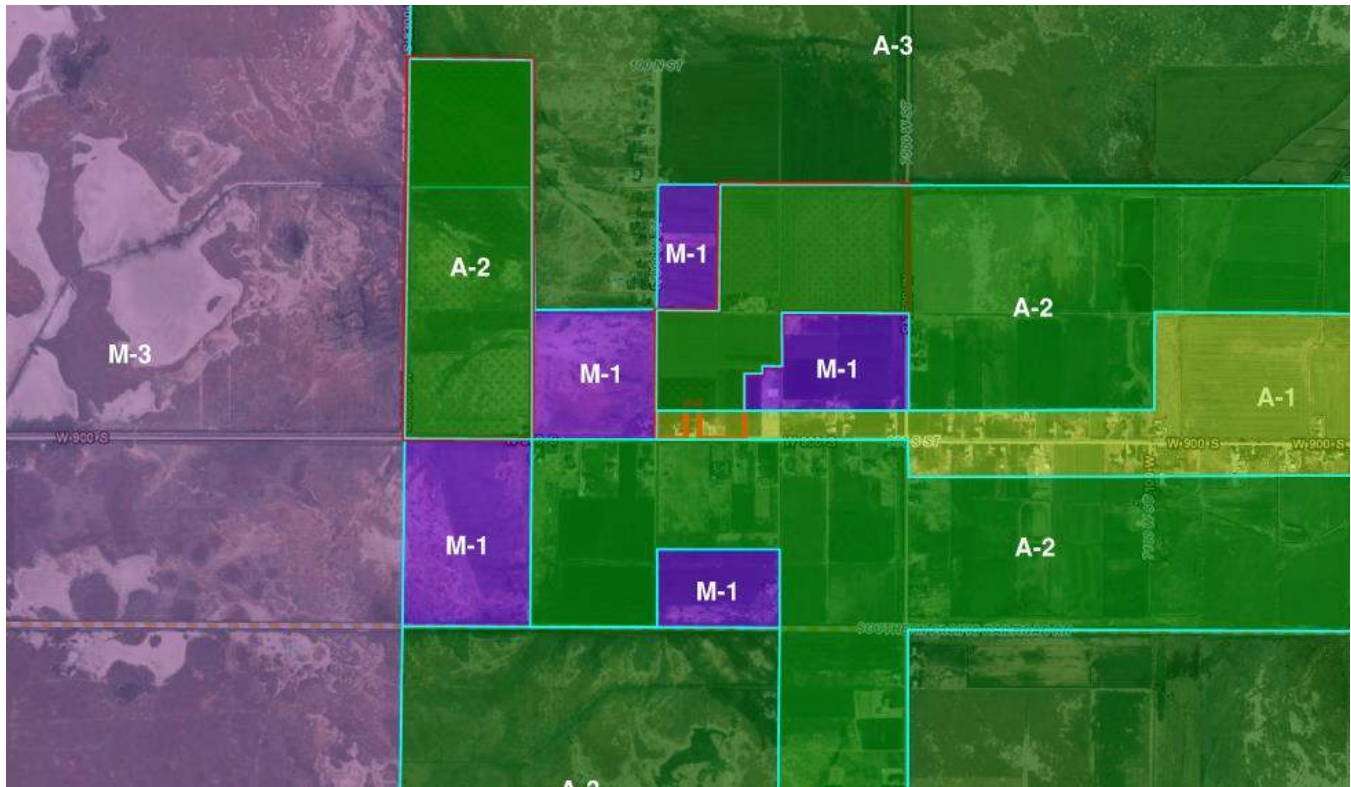
¹ See also Exhibit B

² See Exhibit G for a non-exhaustive list of manufacturing or commercial uses that are currently allowed in the M-1 zone that are generally incompatible with single family dwelling neighborhoods.

³ Exhibit H offers a local NPR article explaining the risk of rezoning without properly considering potential land use conflicts. While Weber County's M-1 zone does not allow a medical waste incinerator (the subject of the article), a review of the uses allowed in the M-1 zone (see Exhibit G) might offer a compelling reason why allowing future residential areas to buffer M-1 areas would result in unnecessary land use conflict.

allowances or prohibitions for different uses, also known as “Euclidean Zoning”⁴, is to offer a separation of conflicting uses in order to establish a more harmonious community and enhance community character. The outcome that best supports a separation of incompatible uses will be one that minimizes the abutting of A-2 (and A-1) zones to the M-1 zone. **Figure 2**⁵ shows how the zoning map would appear if *only* the applicant’s requested parcels are rezoned.

Figure 2: Appearance of zoning map if only application parcels are rezoned.



Alternative one.

In staff’s original recommendation, parts of the area currently zoned M-1 would be rezoned to A-2. All parts currently zoned A-1 would remain the same. **Figure 3**⁶ shows how that would appear on the zoning map. In order for this proposal to merit consideration, the general plan would need to be amended to show that there is general plan support for agricultural and residential land uses in this area.

This recommendation was, at the time, based on staff’s understanding that there would be little to no opposition. During the public process staff has become aware that there is opposition to this proposal. See **Figure 4**⁷ to review the parcels that have owners who have expressed opposition in one form or another. Please note that some of this opposition may already be resolved.

⁴ The term “Euclidean Zoning” comes from the landmark case that occurred at the height of the industrial era (*Village of Euclid, Ohio v. Ambler Realty Co.*, 272 U.S. 365 (1926)) in which a real estate company wanted to build industrial uses on property in the Village of Euclid (just outside Cleveland, Ohio), but the Village of Euclid wanted to protect its residential suburban character. The Village protected the residential uses from industrial uses through zoning designations with land use exclusions. It was the first case in which using zoning to separate conflicting uses was upheld by the courts.

⁵ See also Exhibit C.

⁶ See also Exhibit D.

⁷ See also Exhibit E.

The following are the pros and cons of this alternative:

Pros:

- Keeps opposing land uses separated.
- Enhances the area for rural residential uses, enhancing existing community character
- Protects local agricultural uses.
- Existing manufacturing uses, as currently established, will be protected through nonconforming rights.

Cons

- Requires a change to the general plan.
- Changes the anticipated/expected and planned future uses of the area.
- Prohibits existing land owners from expanding or adding new manufacturing uses.
- Abuts the A-2 zone to the M-3 zone – creating potential for future land use conflicts.

The primary concern expressed in the opposition revolves around a removal of manufacturing rights. Concerned landowners have expressed that they acquired the land in the M-1 zone with the uses of the M-1 zone in mind. One of them developed the land in accordance with the requirements of the M-1 zone. By no fault or action of their own, their expected rights in the land might change if this alternative is the preferred alternative.

For the single parcel that is currently used for manufacturing uses, this change will make the uses nonconforming (also known as a “grandfathered use”) that are entitled to continue in accordance with its current operations in perpetuity (even if the property changes hands). The land owner has expressed concern over the limiting of *future* manufacturing uses on the land and desires any and all uses allowed in the M-1 zone to be available for future use.

However, under Utah law, no land owner has explicit entitlement to the uses of the zone being available in perpetuity unless or until the use becomes *vested*. Vesting occurs either when an application for approval of the use has been submitted, or for those uses that do not require a land use permit, when the use is actually initiated. This allows the legislative authority to make changes to development laws, including changes to zoning designations, based on their legislative duties and obligations to shaping a quality community. As uncomfortable as it may seem, nonconforming rights preserve the rights as they are currently being used, but allow for sufficient flexibility for the legislative body to plan *around* those rights in order to shape the community according to the need, with the hopes that the future will offer sufficient motivation for those nonconforming rights to be retired in favor of surrounding land uses (which occasionally does not happen).

One idea put out about this proposal was to avoid rezoning the parcel currently used in accordance with the M-1 manufacturing uses to the A-2 zone, but instead to change the zoning of the front of this parcel to M-1 so that manufacturing uses can expand or change on the property. If the community character of the area is intended to change to rural residential uses over time, staff discourages this and instead suggests resting this decision on the entitled nonconforming rights of the property owner that would exist if this proposal is approved. This will ensure that, regardless of property ownership, manufacturing uses on the parcel will be not likely expand to the extent that it creates an overwhelming burden on surrounding (future residential) property owners.

Otherwise, if the planning commission desires to assist this particular land owner in rezoning the front of the property to M-1, staff recommends a different alternative.

Figure 3: Staff's initial proposal.

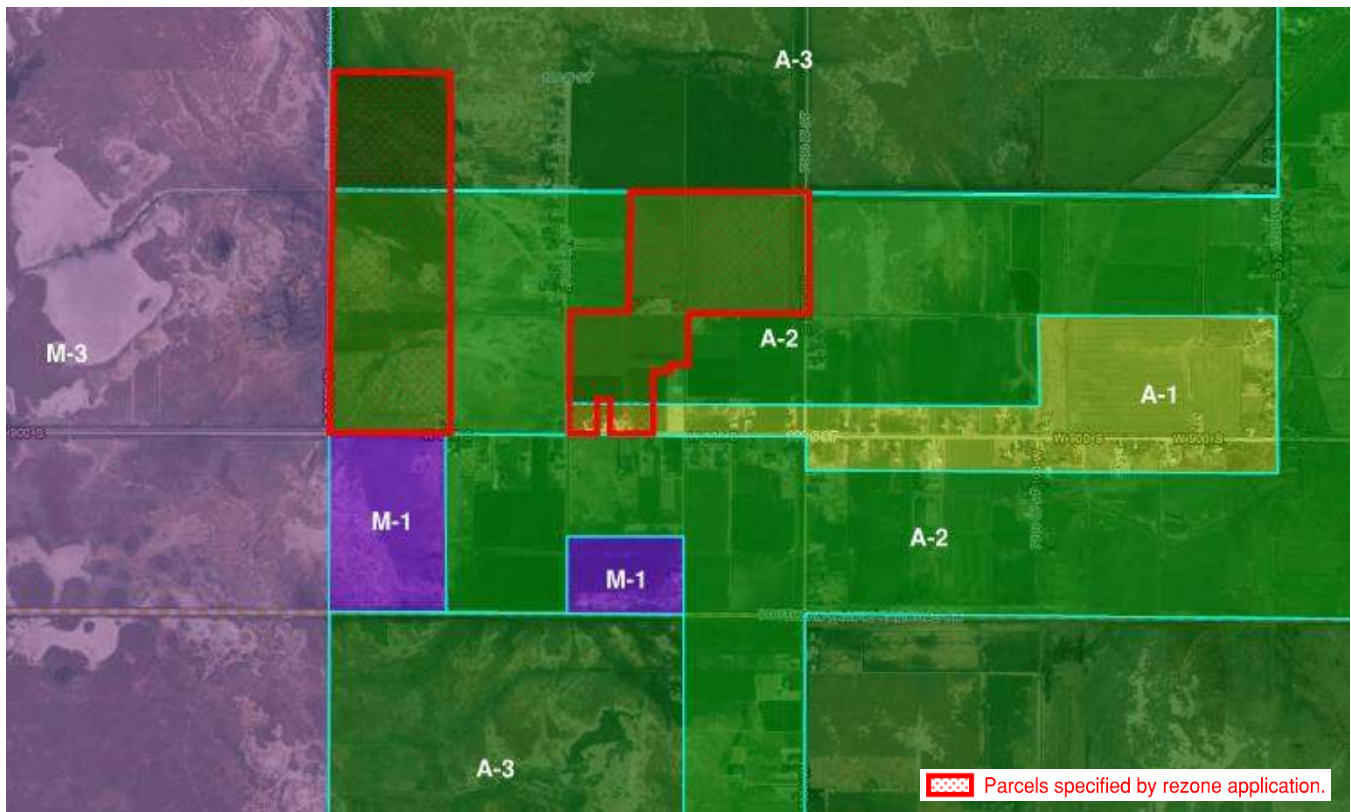
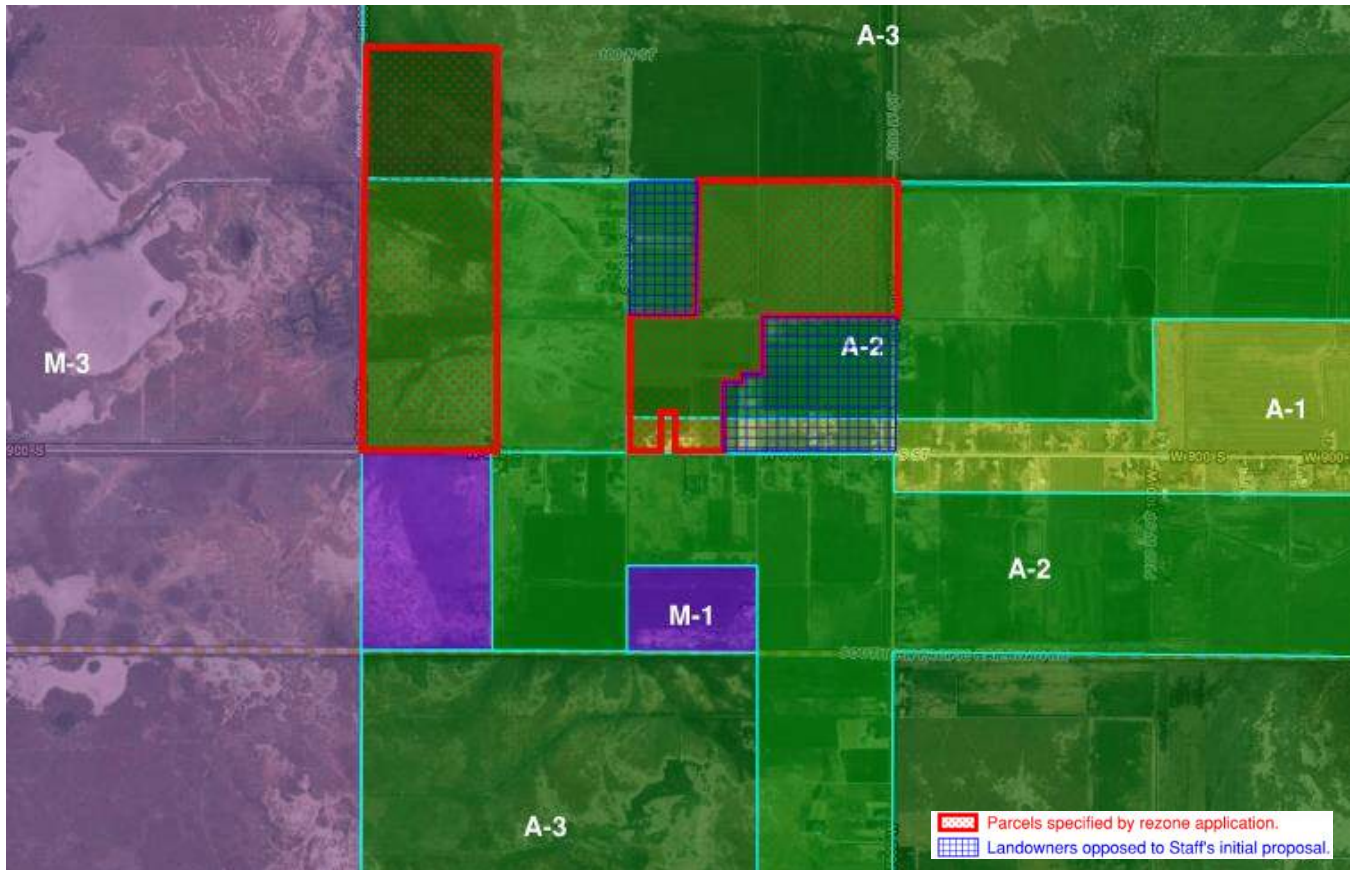


Figure 4: Parcels owned by those opposed to staff's proposed rezone.



Alternative Two.

The alternative that is supported by the current general plan is a recommendation for denial of the application. The planning commission can make a finding that the consequences of the rezone – and the general plan amendment that it would require – are too great to overcome at this time and do not have sufficient community support.

The following are the pros and cons of this alternative:

Pros:

- Requires no change to the general plan.
- Keeps future land uses in accordance with the communities currently planned future.
- Protects existing manufacturing uses – and enables expansion to new manufacturing uses.
- Does not employ nonconforming rights.

Cons

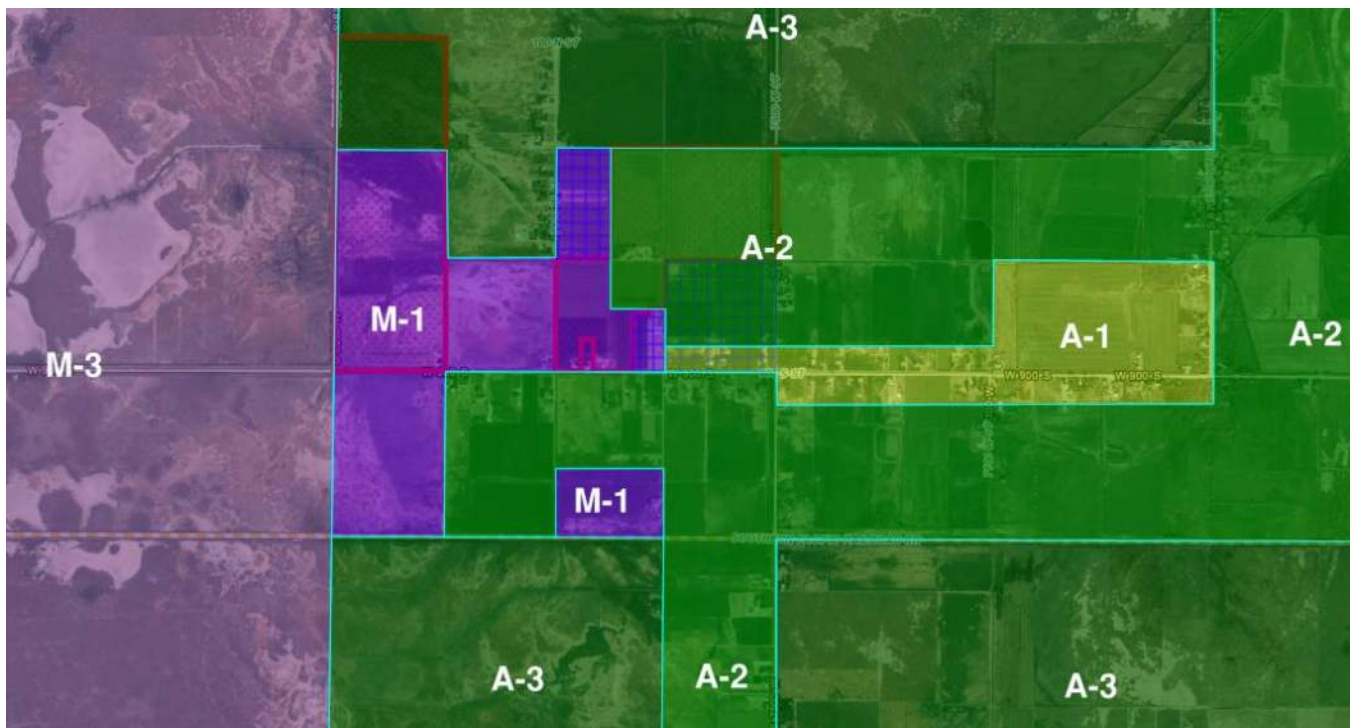
- The applicant does not get the change desired.
- Landowners will likely need to continue to wait until a market for manufacturing uses exists in the area to get the highest and best use of the land.

Alternative Three (The Compromise).

In an effort to find a solution that may best serve the most amount of people, staff and the applicant have devised a series of possible rezone options that could be mutually beneficial to all involved. In each, the entire rezone area of the application is not considered, but rather parred back to allow some of the A-2 rezone but still preserve the M-1 zone to some effect. Each would extend the A-2 zone westward in some fashion, and extend the M-1 zone to 900 South in some fashion. See **Figures 5-8⁸** to review each variant.

If the planning commission desires to execute one of these variants, either variant one or variant four is staff's preferred variants, as variant two bisects the A-1 zone with the M-1 zone along 900 South, and variant three intermingles A-2 uses and M-1 uses a little more than comfort calls. However, any of these four variants may prove to offer the best case compromise for all land owners involved. In order for any of these variants to be executed, the general plan's future land use map will need to be changed proportionately.

Figure 5: Compromise Variant 1.



⁸ See also Exhibit F.

Figure 6: Compromise Variant 2.

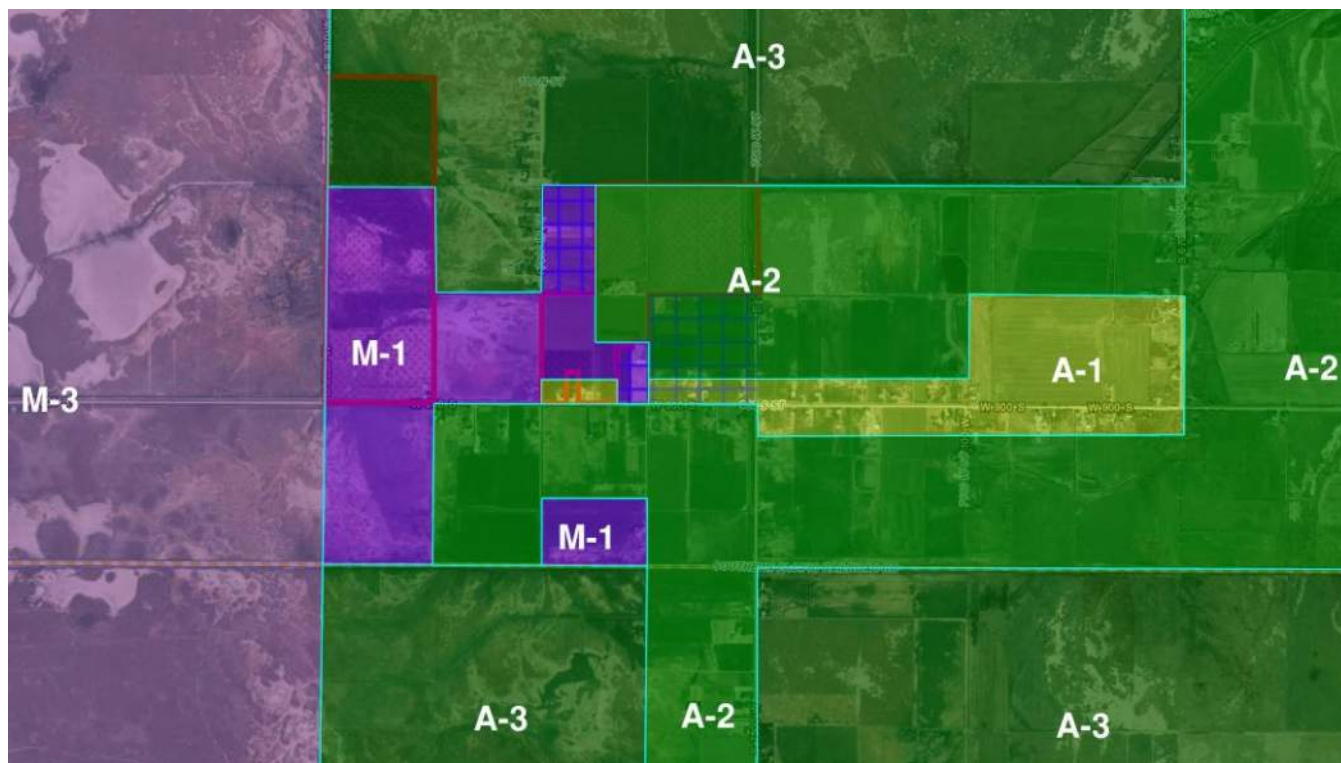


Figure 7: Compromise Variant 3.

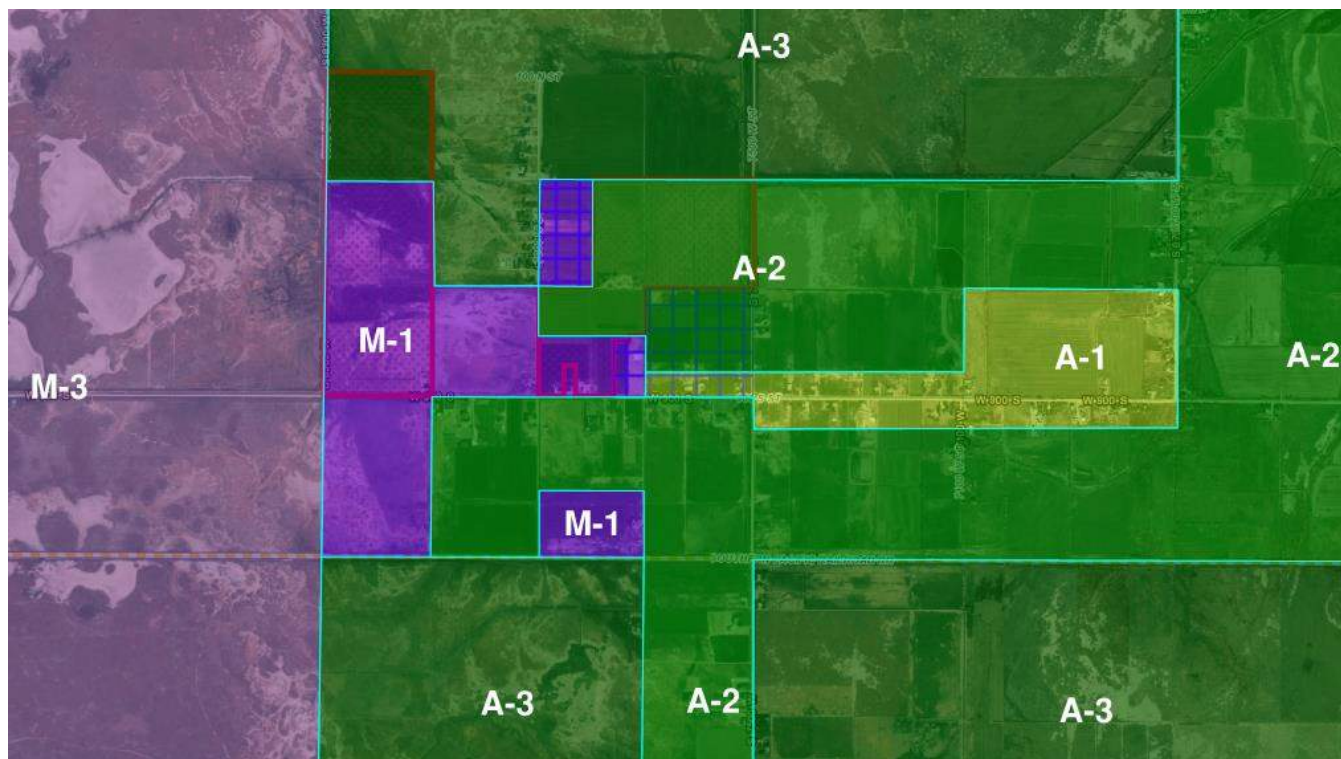
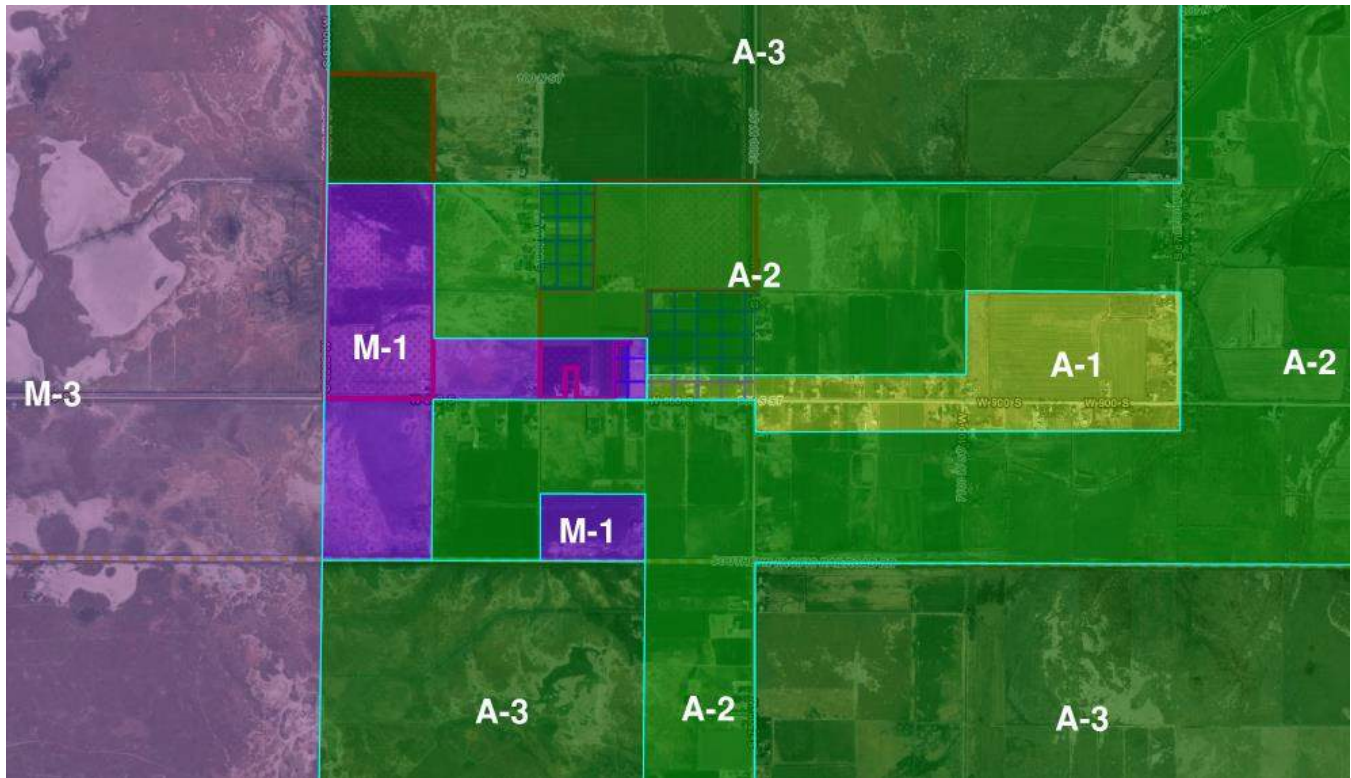


Figure 8: Compromise Variant 4.



Staff Recommendation

If the Planning Commission desires to forward a positive recommendation to the County Commission on alternative one, staff recommends doing so with the following findings:

1. That after changes to the general plan's future land use map, the rezone complies with general plan.
2. That the rezone better supports the majority desires of the local community.
3. That the rezone will still protect the existing manufacturing uses through nonconforming rights.
4. That the rezone is not detrimental to the health, safety, or general welfare of the public.

If the Planning Commission desires to forward a positive recommendation to the County Commission on alternative two, staff recommends doing so with the following findings:

1. The proposed rezone is not in compliance with the general plan.
2. There is insufficient public support for the rezone.
3. The rezone would not be in the best interest of the health, safety, or general welfare of the public.

If the Planning Commission desires to forward a positive recommendation to the County Commission on one of the variants of alternative three, staff recommends doing so with the following findings:

1. That after changes to the general plan's future land use map, the rezone complies with general plan.
2. That the rezone better supports the majority desires of the local community.
3. That the rezone offers better buffering between zones that have conflicting uses
4. That the rezone is not detrimental to the health, safety, or general welfare of the public.

Exhibits

Exhibit A: Parcels specified by rezone application.

Exhibit B: Current zoning and parcels specified by rezone application.

Exhibit C: Result of proposed rezone.

Exhibit D: Staff's initial proposal for rezone from M-1 to A-2.

Exhibit E: Landowners opposed to Staff's initial proposal.

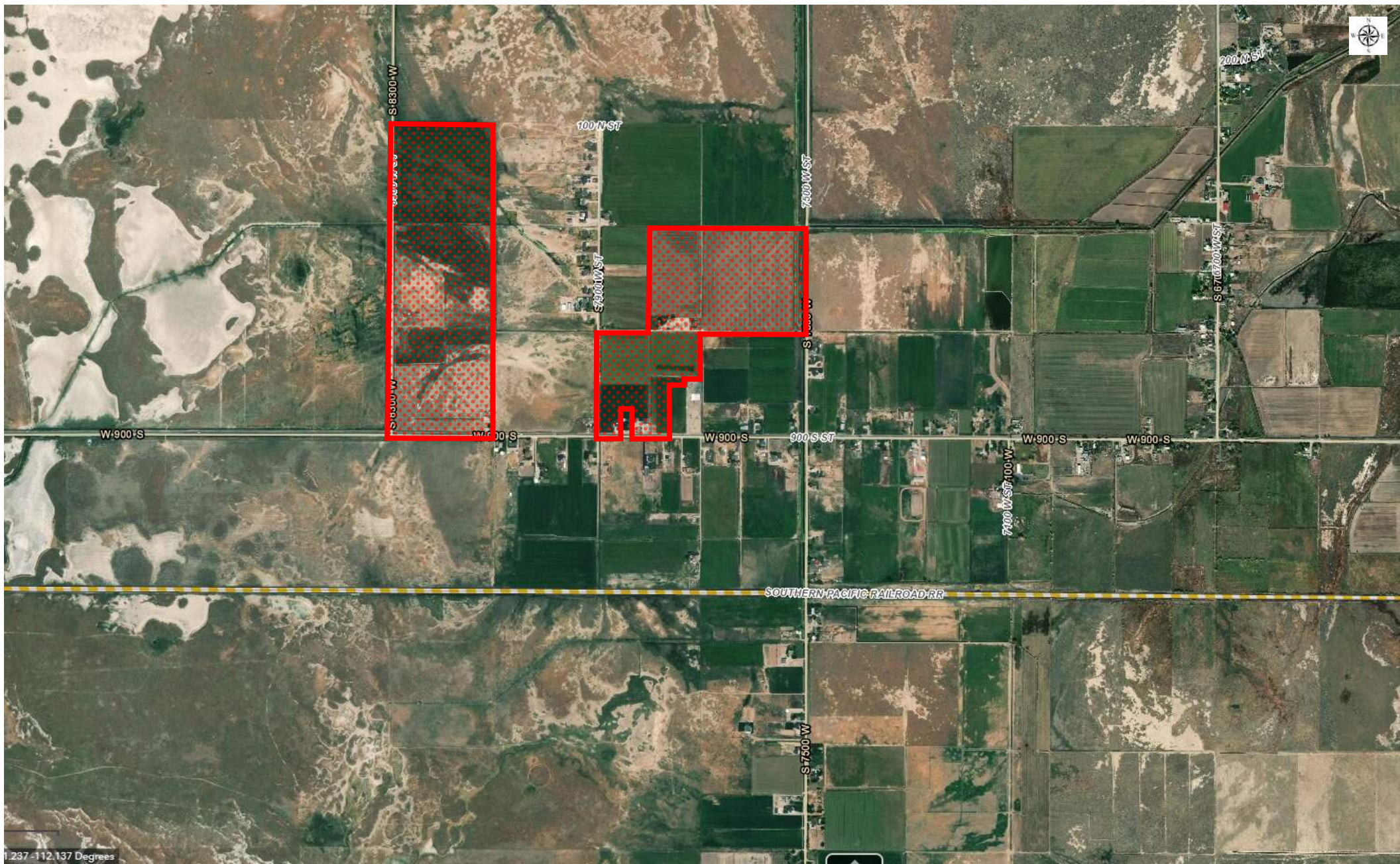
Exhibit F: Alternative 3: Extend A-2 westward, extend M-1 to 900 South.

Exhibit G: List of uses allowed in M-1 zone that are specifically incompatible with adjacent residential uses.

Exhibit H: 2013 NPR article "What's Burning in the Backyard: Stericycle and the Foxboro Neighborhood."

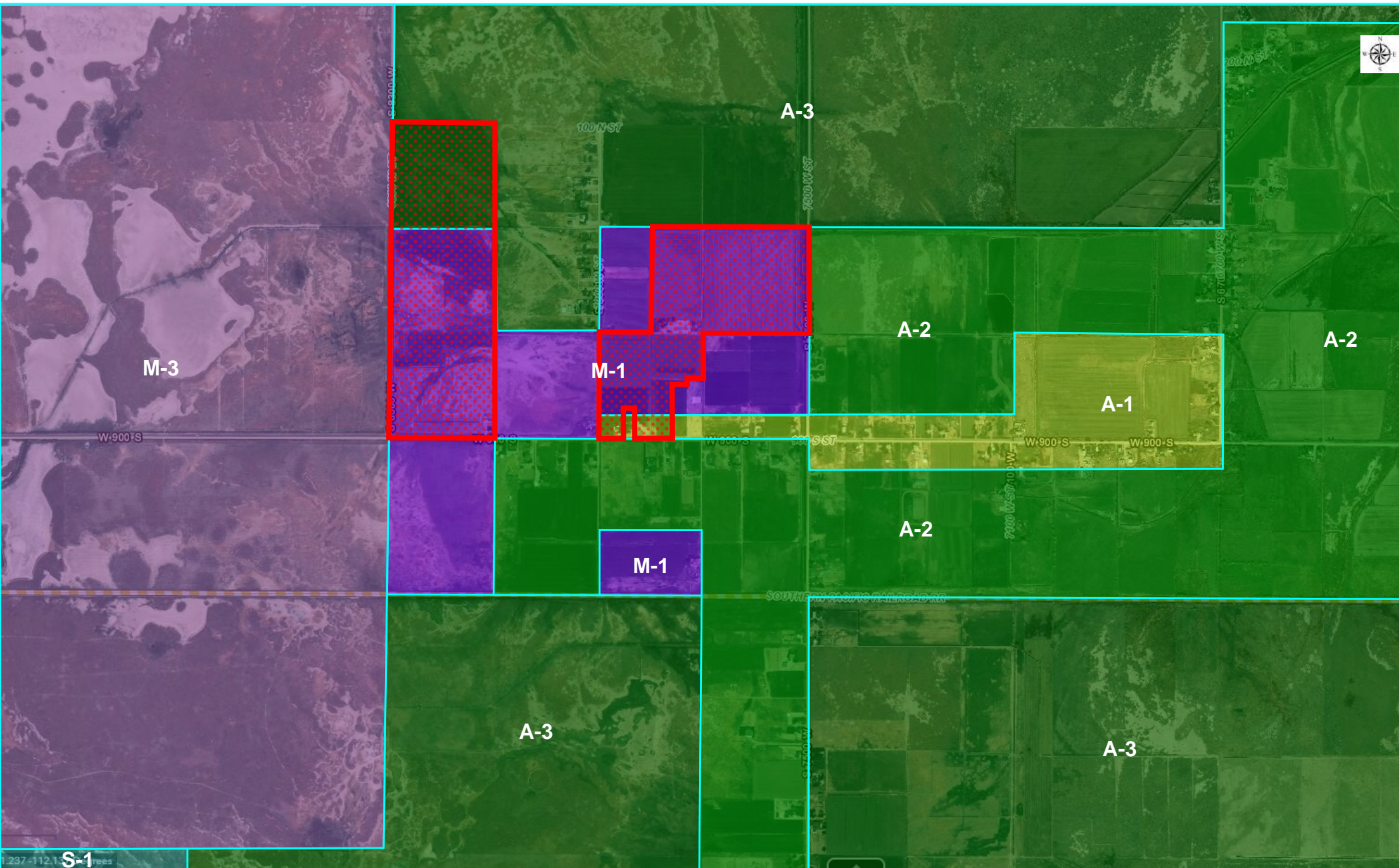
Exhibit I: Application.

Exhibit A: Parcels specified by rezone application.



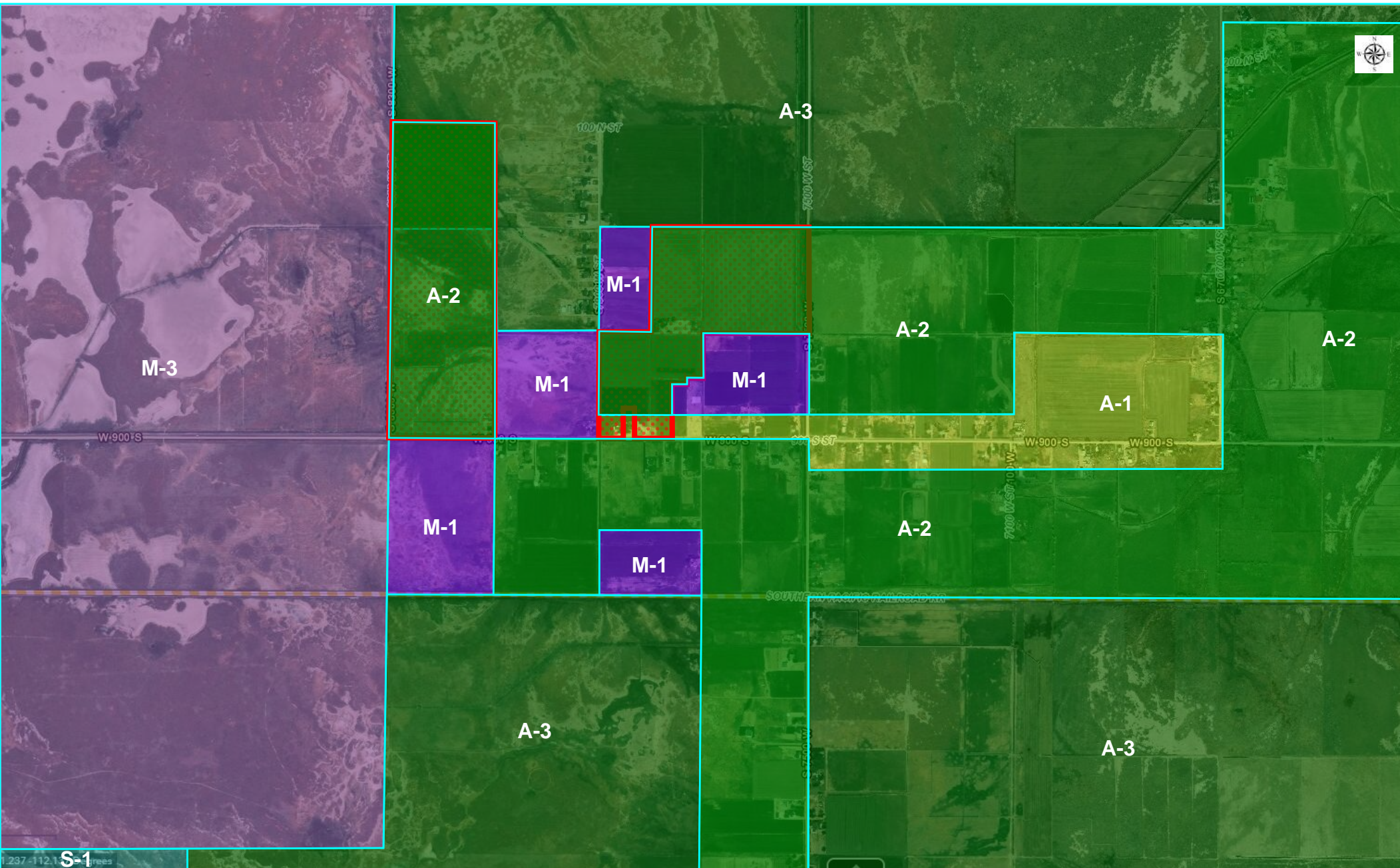
 Parcels specified by rezone application.

Exhibit B: Current zoning **and** parcels specified by rezone application.



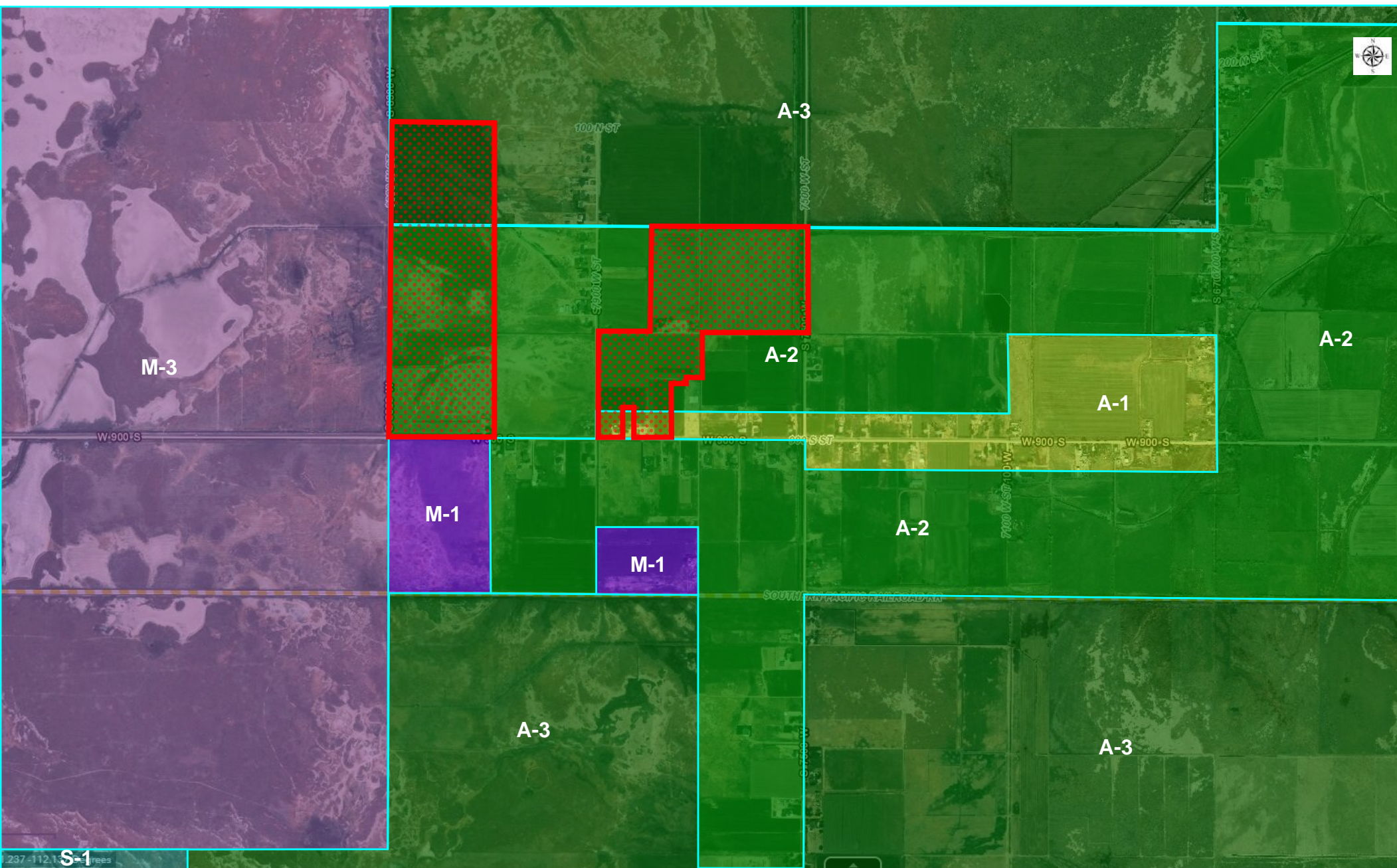
 Parcels specified by rezone application.

Exhibit C: Result of proposed rezone.



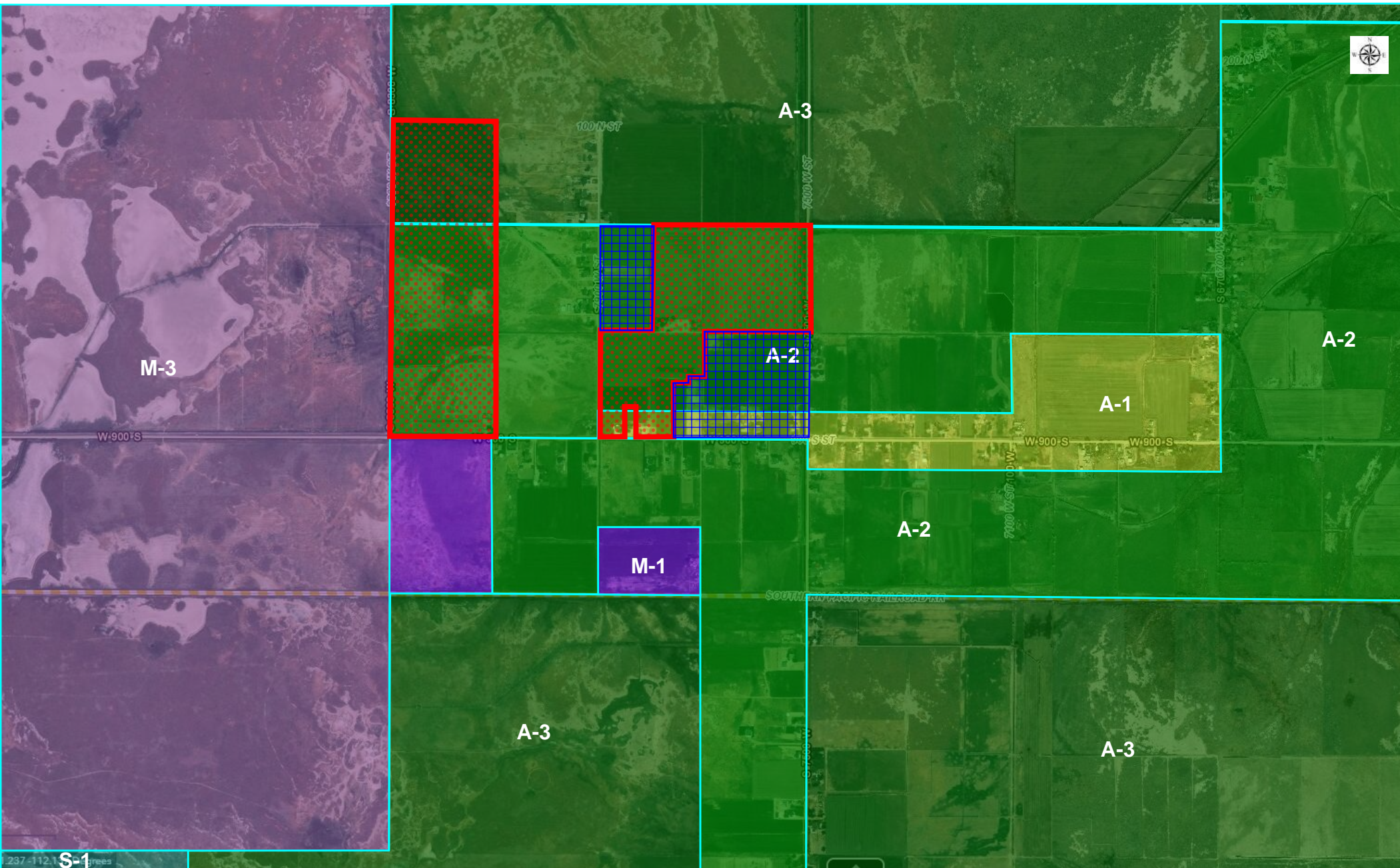
 Parcels specified by rezone application.

Exhibit D: Staff's initial proposal for rezone from M-1 to A-2.



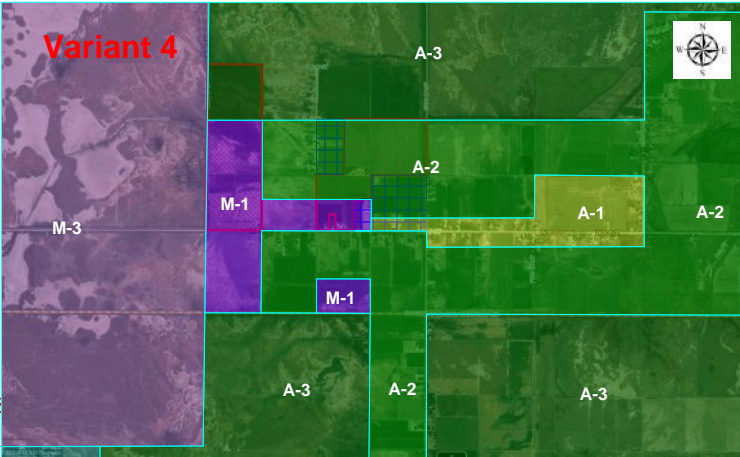
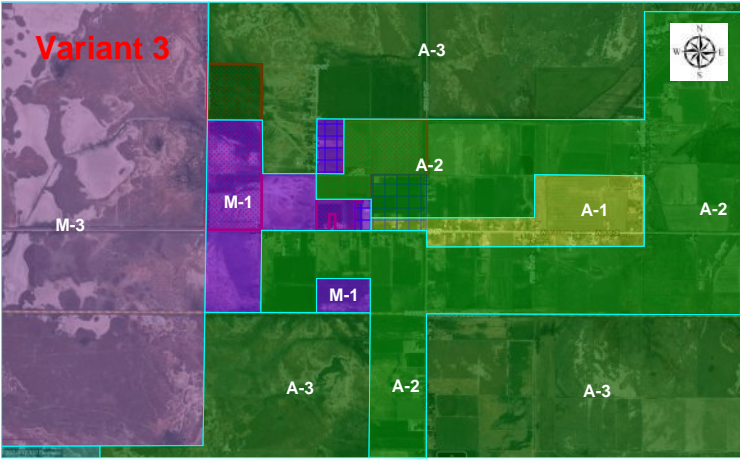
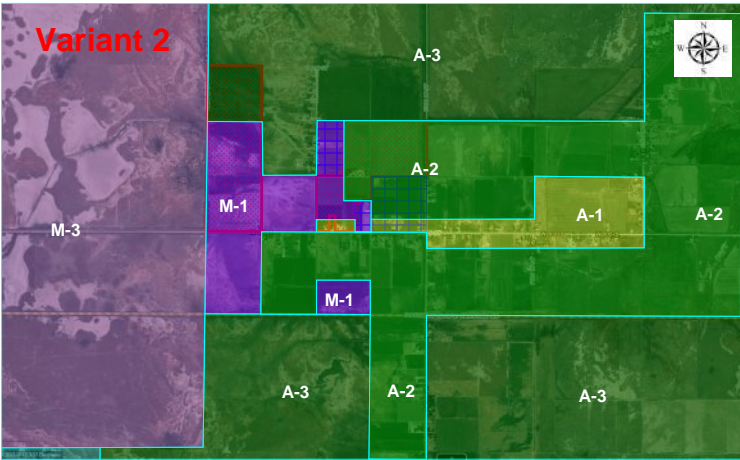
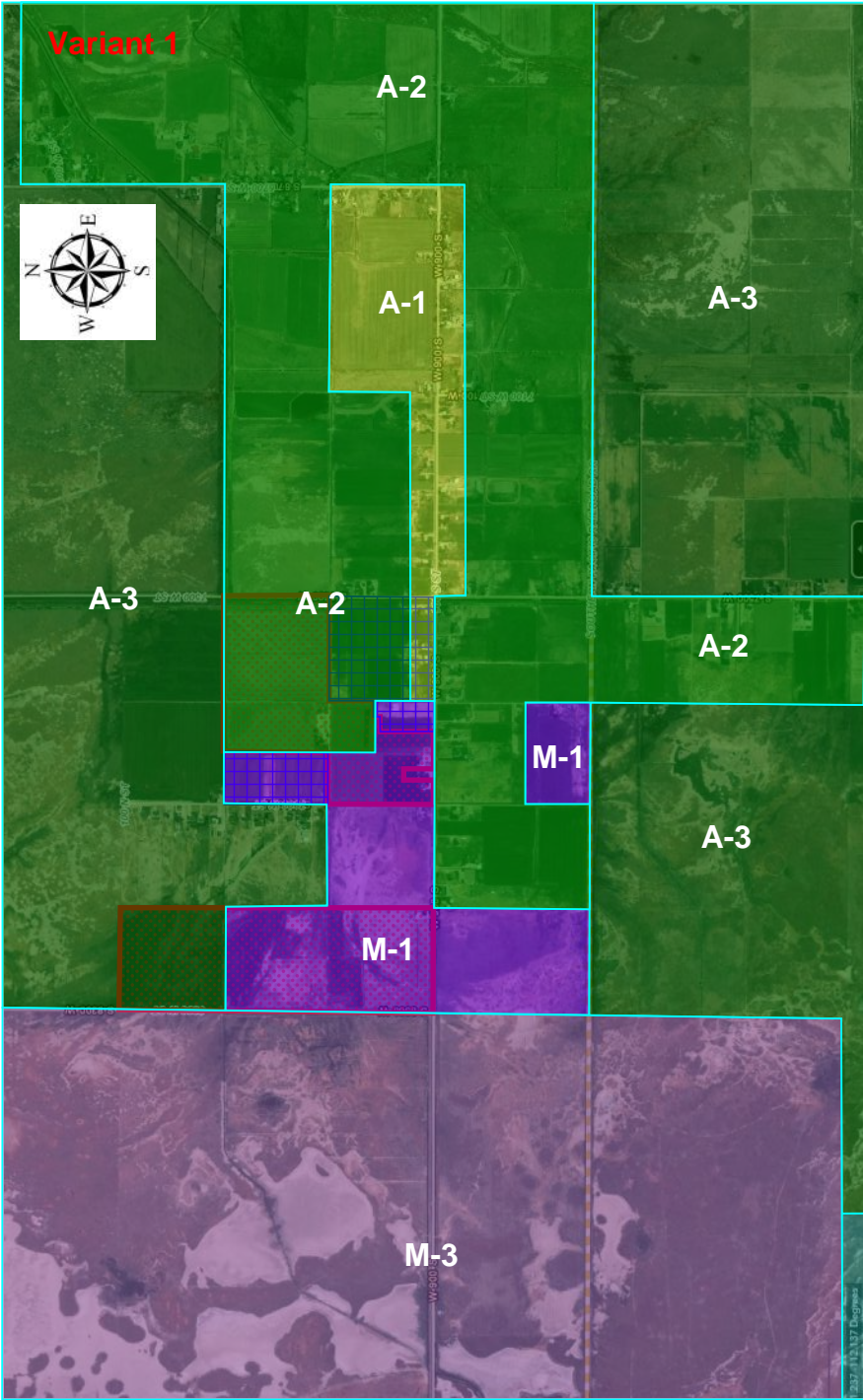
 Parcels specified by rezoning application.

Exhibit E: Landowners opposed to Staff's initial proposal.



 Parcels specified by rezone application.

 Landowners opposed to Staff's initial proposal.



Uses Generally Incompatible with Single Family Dwelling 40,000 Square Foot Lots

Manufacturing or processing plant (various materials and products, but not ferrous metals).

Animal services

- Pest Control
- Pet and pet supply

Transportation Facilities

- Bus terminal
- Trucking terminal

Rubber Works

- Rubber welding
- Tire retreading and/or vulcanizing

Metal works

- Welding shop
- Gunsmith
- Machine shop

Vehicle Service and Repair

- Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning
- Truck (Semi) service station
- Auto body shop
- Car wash
- Boat building or service
- RV Storage
- Trailer service

Vehicle sales

- New car lot
- Used car lot
- Boat and other motorsports sales
- Trailer sales

Amusement businesses

- bowling alley
- Boxing arena
- Motion picture studio
- Cabaret
- Circus
- Dance and social hall
- Lounge (AKA night club)
- Pool hall

- Rec center
- Roller skating rink
- Shooting range/club/gallery
- Indoor theater
- Outdoor theater

Alcohol establishment

- Beer parlor/tavern/bar
- Liquor store
- Lounge (AKA night club)
- Private liquor club (AKA: bar; "private club" is an archaic reference)

Commercial Lodging

- Boarding/lodging house
- Hotel or motel

Building material yard

- Construction of buildings to be sold and moved off the premises.
- Sales of build materials (outdoor)

Wood work

- Cabinet shop
- Lumber mill
- Lumber yard

Textile work

- Dry cleaning plant.
- Dyeing

Medical and Health

- Medical or dental clinic or offices
- Gym (public and private)
- Medical or dental laboratory

Retail and stores (allows big-box)

- Various retail establishments
- Department store
- Furniture sales
- Grocery store
- Hardware
- Pawnshop
- Supermarket
- Tobacco shop
- Variety store

Wholesale

- Hospital supply

Greenhouse/nursery

Air travel

Heliport/helipad

Food or food processing

Custom meat cutting, but not slaughtering
dairy processing
Bottling works, soft drinks
Restaurant (all types)

Other

Reception center
Mortuary
Trade school
Mobile home manufacturing, sales, and service
Sand blasting



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What's Burning in the Backyard: Stericycle and the Foxboro Neighborhood

By BRIAN GRIMMETT & ANDREA SMARDON • OCT 30, 2013


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North Salt Lake is home to one of the last medical waste incinerators in the country. Stericycle (<http://www.stericycle.com/>), the company that operates the incinerator, came under scrutiny this summer after state officials cited it for violating emissions standards. Residents of the Foxboro neighborhood became concerned about this plant operating next door. Many bought homes there without knowing that pollutants were being released into their neighborhood. In the first of a two-part series, What's Burning in the Backyard, we tell the story of how Foxboro grew up around a medical waste incinerator.

We start our story with some Foxboro residents, who live just across the street from Stericycle's medical waste incinerator, Dan and Becca Hubrich and their three children just home from school, bouncing on a trampoline in the backyard.

Just behind those bobbing blonde heads, there's a white plume of smoke that kind of looks like steam. When Dan and Becca decided to build a home in Foxboro more than six years ago, the new neighborhood seemed ideal for a young family.

"We really were drawn to the community," Becca says. "We knew this would be a community with a lot of young families. There was a lot of appeal, they have a lot of parks, there was a lot of togetherness, the homes are kind of close knit."

Becca's husband Dan liked the location – the convenience of being right between I-15 and Legacy Parkway. The Hubrichs say their neighborhood is all that they had hoped for, but they did wonder why they would sometimes see black smoke coming from the plant across the street.

"You know our kids would say mom, the building's on fire again," Becca says. "And we would always say that can't be good, but we had no idea what it was, until we went to a city council meeting, and they had a team of doctors telling us – telling us what a medical incinerator was, what

they were burning, and what that was polluting our air with."

City leaders held this meeting because the state division of air quality cited

(<http://www.airquality.utah.gov/Public-Interest/Current-Issues/stericycle/novintro.htm>)

Stericycle

(<http://www.airquality.utah.gov/Public-Interest/Current-Issues/stericycle/novintro.htm>)

in May (<http://www.airquality.utah.gov/Public-Interest/Current-Issues/stericycle/novintro.htm>)

this year for exceeding permitted levels of pollutants

like dioxins and for falsifying the results of stack tests. Becca and Dan learned that dioxins are a highly toxic byproduct of burning plastic –that they can cause cancer, and affect human fertility and development.

"You know our kids would say mom, the building's on fire again." - Becca Hubrich

The Hubrichs' learned that even when operating the incinerator legally, Stericycle is allowed to release limited amounts of these dioxins, as well as lead, mercury, and nitrogen oxide. They also learned that the black smoke they saw a few times a year was an emergency bypass incident ([http://www.airquality.utah.gov/Public-Interest/Current-Issues/stericycle/docs/2013/April/Stericyclewebupdate%20\(1\).pdf](http://www.airquality.utah.gov/Public-Interest/Current-Issues/stericycle/docs/2013/April/Stericyclewebupdate%20(1).pdf)). That means waste is released directly into the air without any of the usual filters.

"I was upset, I felt deceived," Dan says. "The two things I was upset with was why was I not told this from the beginning? And the second things that made me upset, how did they get a permit to build right next door to this thing in the first place?"

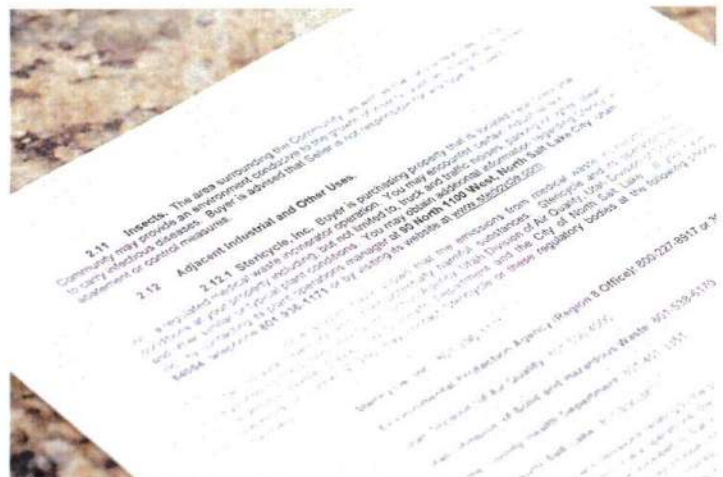
Looking back at the closing documents they signed when they bought their house, Becca and Dan were warned about truck and traffic noises, parking lot lights, and steam, but nothing about pollutants.

Stericycle's corporate office did not respond to our request for an interview. In a statement, the company claims to be operating under the parameters of its permit.

Even if that's the case, Dan and Becca say they don't feel safe in their home.

"Had I known what was actually coming out of that thing. I would never have built a home right next to it," Dan says.

"We are moving," adds Becca.



(<http://mediad.publicbroadcasting.net/p/kuer/files/style>)

Clause in the Hubrich's closing documents in regards to Stericycle.

CREDIT BRIAN GRIMMETT

But moving might not be so easy. Dan happens to be a loan officer and is concerned about property values in the neighborhood.

"I've definitely seen a big increase in people wanting to sell their homes, and a lot of it because of Stericycle. It's a very real possibility that values could be affected."

We talked to a number of families who say they were not aware of what actually went on at the incinerator until after they bought their home. They all say that information may well have influenced their decision whether or not to buy.

The question is, how did thousands of people come to live near a medical waste incinerator?

That story begins in 1990 when a company called Browning Ferris Industries - or BFI - wanted to buy some land over on the west side of North Salt Lake to operate an incinerator. When city officials reviewed BFI's permit, there were no residents within a mile of the facility. But even then, locals at the time were concerned about public safety and medical waste in their community.

We looked back at the planning commission meeting minutes (<https://www.documentcloud.org/documents/802493-stericycle-cup-timeline-5-9-89-10-2-12.html#document/p43/a127599>). One resident asked what the restriction would be for building residential homes near the proposed plant. The Chair of the planning commission Jerald Seelos said, "residential plans would be rejected because they would not comply with the overall intent of the West District."

Stericycle bought the incinerator in 1999. Fast forward to 2002 – city leaders amended the general plan (<https://www.documentcloud.org/documents/803870-general-plan-1991.html#document/p30/a125520>) and rezoned the land for residential development.

Some prominent families in Utah owned the land next to the incinerator, and wanted to develop it. They hired Bill Wright who worked as a consultant for a company called Sear Brown. Wright saw an opportunity.

"At that time the bulk of the land was vacant, and it was large in size," Wright says. "It was an opportunity to envision a future that was not just typical industrial development."

They made a deal with developer Woodside Homes (<http://www.woodside-homes.com/>) to build a mixed-use development. But in order for all of this to work, they needed city officials to rezone the land to build residential homes. As it happens, consultant Bill Wright was on the city's planning commission. And you know who else was on the planning commission? The current mayor of North Salt Lake Len Arave. At the time, Arave was the Chief Financial Officer for Woodside Homes. We asked Mayor Arave if that was a conflict of interest.

"There were concerns on the council that there would be conflicts of interest," Arave says. "We all understood that. I had to recuse myself. I didn't participate in any debate, discussions, and I was very careful to keep myself out of it."

Bill Wright said the same thing. And neither of them voted on this rezone issue.

As far as we can see in the meeting minutes, Arave really did stay out of it. But in a May 2002 Planning Commission meeting



(<http://mediad.publicbroadcasting.net/p/kuer/files/style14-2004.jpg>)

The beginning of the Foxboro residential development.

CREDIT GOOGLE EARTH

(<https://www.documentcloud.org/documents/802338-nsi-planning-commission-minutes-2002.html#document/p56/a129462>), Bill Wright presented the initial plan for a mixed use community. In the presentation, he described it as a premier development with mixed income homes, some commercial businesses, and a wonderful view.

We asked Mayor Arave if he thought it was appropriate for Wright to advocate for his plan while also serving as a commissioner.

"It probably isn't a decision I would have been made if I were him, but it's not my job to criticize people. I hate to throw rocks because we all live in a glass house. If it were happening under my administration, it would be my job to try and make sure it was fixed."

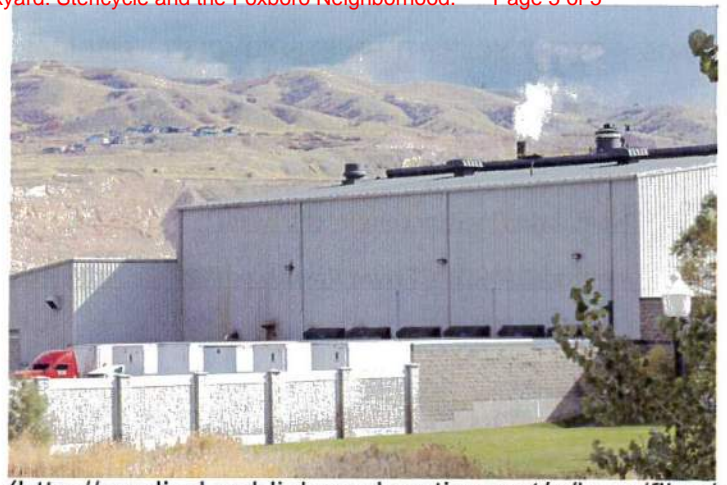
We also asked him if, as mayor now, if that situation were happening, would you have something to say about it?

"Yeah, I think so. I realize people have to make a living, but I think at that point they should probably make a choice to serve on the planning commission or make a living doing that kind of stuff."

Wright says he believed in the plan amendment that was proposed, but doesn't think he had any undue influence on its approval. He says there was a healthy debate on the proposal. Other commissioners we talked to said they made up their own minds, and were not influenced by Wright.

What about public safety concerns? Well, there were concerns about the noise from trucks and visual disturbances from lights. But not a word in the planning commission meeting minutes about air pollution in relation to Stericycle. All the city leaders we interviewed say they had no reason to suspect that the incinerator's emissions would be unsafe. The State Division of Air Quality assured them that the company was in compliance with their permit.

There was really only one commissioner who had serious concerns - Jim Gramoll, president of a construction business close to Foxboro. Gramoll was worried that the residents would force the existing businesses out. In fact, there were a number of businesses in the area who objected to the rezone for this reason. Stericycle did not object, but Gramoll says it wasn't hard to foresee that there would be problems with neighbors next to a medical waste incinerator.



(<http://mediad.publicbroadcasting.net/p/kuer/files/style>)

Stericycle Medical Waste Incinerator

CREDIT BRIAN GRIMMETT

"We did know what was going on at Stericycle, and the risk involved in that type of work," he says. "We certainly could have and should have been aware that there is a potential for problems."

An Internet search shows that there were medical waste incinerators around the country at that time that were coming under intense public pressure to close in California, Missouri, and Arizona. But all of the city leaders we spoke to say they were not aware of these conflicts at the time.

It took about six months from the time the idea was introduced to when the city leaders gave final approval of the re-zone. Gramoll's term ended before a decision was made. Today, he says there is a lesson to be learned.

"We shouldn't rush and push the development of those areas and make exceptions to good land planning just for the sake of making it profitable for an entity," he says. "Let's do our homework. That's the area we could have done a better job."

"We did know what was going on at Stericycle, and the risk involved in that type of work. We certainly could have and should have been aware that there is a potential for problems." - Former Planning Commissioner Jim Gramoll

City residents are watching their leaders closely to see how they handle this situation. Local elections are coming up, and residents like Dan Hubrich say Stericycle's incinerator is their number one issue.

"It's a big enough issue now, Erin Brockovich came out here," he says. "It's gotten a lot of attention. Whoever is leading in the city, needs to have this at the forefront of their priorities."

For more on how the city's leaders are planning to respond to the situation check out part two of our series, What's Burning in the Backyard.

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>JP Farm + Ranch Randy Giordano Barbara Hyslop</i>		Mailing Address of Property Owner(s) <i>400 S. 6700 W West Warren 84404</i>
Phone <i>801-391-7169</i>	Fax	
Email Address <i>jprice-4@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>John Price</i>		Mailing Address of Authorized Person <i>400 S. 6700 W Ogden UT 84404</i>
Phone <i>801-391-7169</i>	Fax	
Email Address <i>jprice-4@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	Current Zoning <i>M-1</i>	Proposed Zoning <i>A-1 or A-2</i>									
Approximate Address <i>650 S. 7900 W. Ogden 84404</i>	Land Serial Number(s) <table style="width: 100%; border: none;"> <tr> <td><i>100370038</i></td> <td><i>100370014</i></td> <td><i>100370004</i></td> </tr> <tr> <td><i>100370028</i></td> <td><i>100370013</i></td> <td></td> </tr> <tr> <td><i>100370029</i></td> <td><i>100370011</i></td> <td></td> </tr> </table>		<i>100370038</i>	<i>100370014</i>	<i>100370004</i>	<i>100370028</i>	<i>100370013</i>		<i>100370029</i>	<i>100370011</i>	
<i>100370038</i>	<i>100370014</i>	<i>100370004</i>									
<i>100370028</i>	<i>100370013</i>										
<i>100370029</i>	<i>100370011</i>										
Total Acreage <i>140</i>	Current Use <i>Farm / Residential</i>	Proposed Use <i>Farm / Residential</i>									

Project Narrative

Describing the project vision.

Desire to change our M-1 zoning to A-1 or A-2. Currently there is far greater advantage for us having A-1 or A-2. There is no realistic opportunity for Manufacturing to ever purchase our property.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

change Doesn't change any opportunity for manufacturing growth.

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

Current zoning has no logical reason for this particular M-1 location. It would be far better for county and property owners to have this in A-1 or A-2. Also all current residents in community are in favor of this change.

Project Narrative (continued...)

How is the change in the public interest?

This provides a buffer from manufacturing being put in the middle of residential areas.

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

More desire for Residential Development.

Project Narrative (continued...)

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

Helps keep residents home values and safety.

Property Owner Affidavit

I (We), John Price, Randy Giordano, Barbara Higgs 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 28 day of March, 2018



(Notary)

Authorized Representative Affidavit

I (We), Randy Giordano Barbara Higgs, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), John Price, 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)

[Signature]
(Property Owner)

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

[Signature]
(Notary)





Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Exhibit I: Application. Page 6 of 6

Customer Receipt	
Receipt Number	74759

Receipt Date
04/19/18

Received From:
John Price

Time: 15:58
Clerk: tbennett

Description	Comment	Amount
Zone and Genera	Zone and General Ame	\$2,352.00

Payment Type	Quantity	Ref	Amount
CHECK		1	

AMT TENDERED:	\$2,352.00
AMT APPLIED:	\$2,352.00
CHANGE:	\$0.00