

A RESOLUTION AMENDING THE 2003 WEST CENTRAL WEBER COUNTY GENERAL PLAN TO PROVIDE MORE ACREAGE FOR NEIGHBORHOOD COMMERCIAL AT THE INTERSECTION OF 4700 WEST AND 12TH STREET.

WHEREAS, the Weber County Board of Commissioners have adopted a West Central Weber County General Plan (herein "Plan"); and

WHEREAS, the Plan offers general land use recommendations that advocate for changes to the current land use regulations; and

WHEREAS, Weber County Board of Commissioners have received an application to amend the Plan to enable more commercial land uses on the southeast corner of 4700 West and 12th Street; and

WHEREAS, after a duly noticed public hearing, the Western Weber Planning Commission have given the Weber County Board of Commissioners a recommendation regarding the amendment to the plan; and

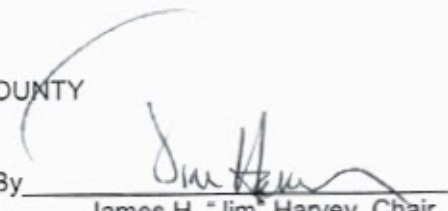
WHEREAS, after a duly noticed public hearing, the Weber County Board of Commissioners have determined that changed or changing conditions and trends and site specific considerations exist that merit the proposed Plan amendment; and

WHEREAS, the Board of Weber County Commissioners have also determined that the proposed Plan amendment is not detrimental to the health, safety, and general welfare of the public;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Plan as provided in Exhibit A. Only the changed portions of the plan shown in Exhibit A are a part of this amendment.

Passed, adopted, and ordered published this 11th day of September 2018, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By 
James H. "Jim" Harvey, Chair

Commissioner Harvey voted aye
Commissioner Ebert voted aye
Commissioner Jenkins voted aye

ATTEST:


Ricky Hatch, CPA
Weber County Clerk/Auditor

Exhibit A

West Central Weber County General Plan Amendment

(On the following pages)

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

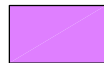
Any new industrial uses should be directed to existing planned and zoned industrial areas. Industrial uses that are non-polluting and which do not harm the environment, the health and safety of residents, or create nuisances for nearby property owners are favored.


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


WEST CENTRAL WEBER COUNTY GENERAL PLAN


PROPOSED LAND USE MAP 2-4

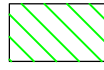
LEGEND


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INDUSTRIAL PARK
 - Rezone approximately 20-acre parcel to match adjacent zoning.
 - Eliminate residential as a conditional use in industrial zones.

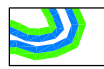
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RESIDENTIAL/AGRICULTURAL
 - As zoned - one-acre and five-acre lots.
 - Cluster style development pattern required, minimum 30 percent open space.


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EXISTING STATE / FEDERAL LAND WATERFOWL MANAGEMENT AREA


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COMMUNITY VILLAGE CENTER
 - Commercial node of 22 acres of supportable neighborhood services.
 - First response emergency services.

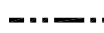
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EXISTING AGRICULTURE PROTECTION AREAS
 - Unchanged

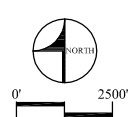
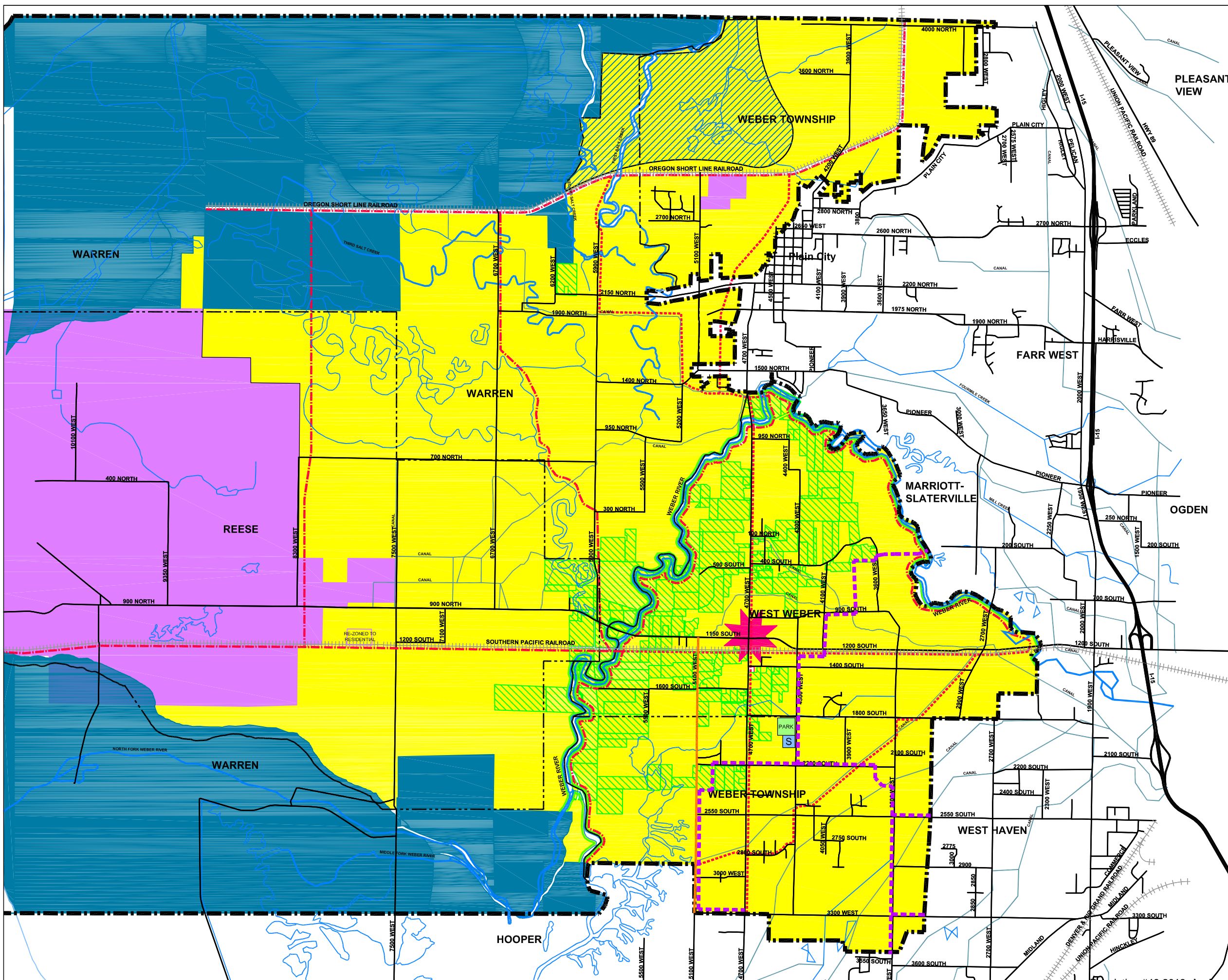
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EXISTING SEWER

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PROPOSED 100' WIDE SETBACK ALONG RIVER

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SCHOOLS AND PARKS
 - New High School as planned by Weber School District.
 - Adjacent 20-acre park.

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TRAILS
 - Pedestrian and bicycle trails along railroad tracks, selected canals, major roadways, and Weber River.
 - Equestrian trails.

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TOWNSHIP BOUNDARY



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