

RESOLUTION NUMBER 58-2018

A RESOLUTION AMENDING THE WEST CENTRAL WEBER COUNTY GENERAL PLAN TO PROVIDE MORE ACREAGE FOR FUTURE 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 for future land uses and land use regulations; and

WHEREAS, Weber County Board of Commissioners have received an application to amend the Plan to enable more neighborhood commercial uses at the intersection 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

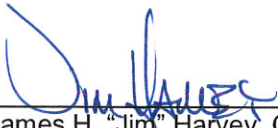
WHEREAS, after a duly noticed public hearing, the Weber County Board of Commissioners have determined that changed or changing conditions and trends and site specific considerations exist that merit the proposed Plan amendment; and

WHEREAS, the Board of Weber County Commissioners have also determined that the proposed Plan amendment is beneficial 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 (future land use map) and Exhibit B (commercial section text).

Passed, adopted, and ordered published this 4th day of December 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:

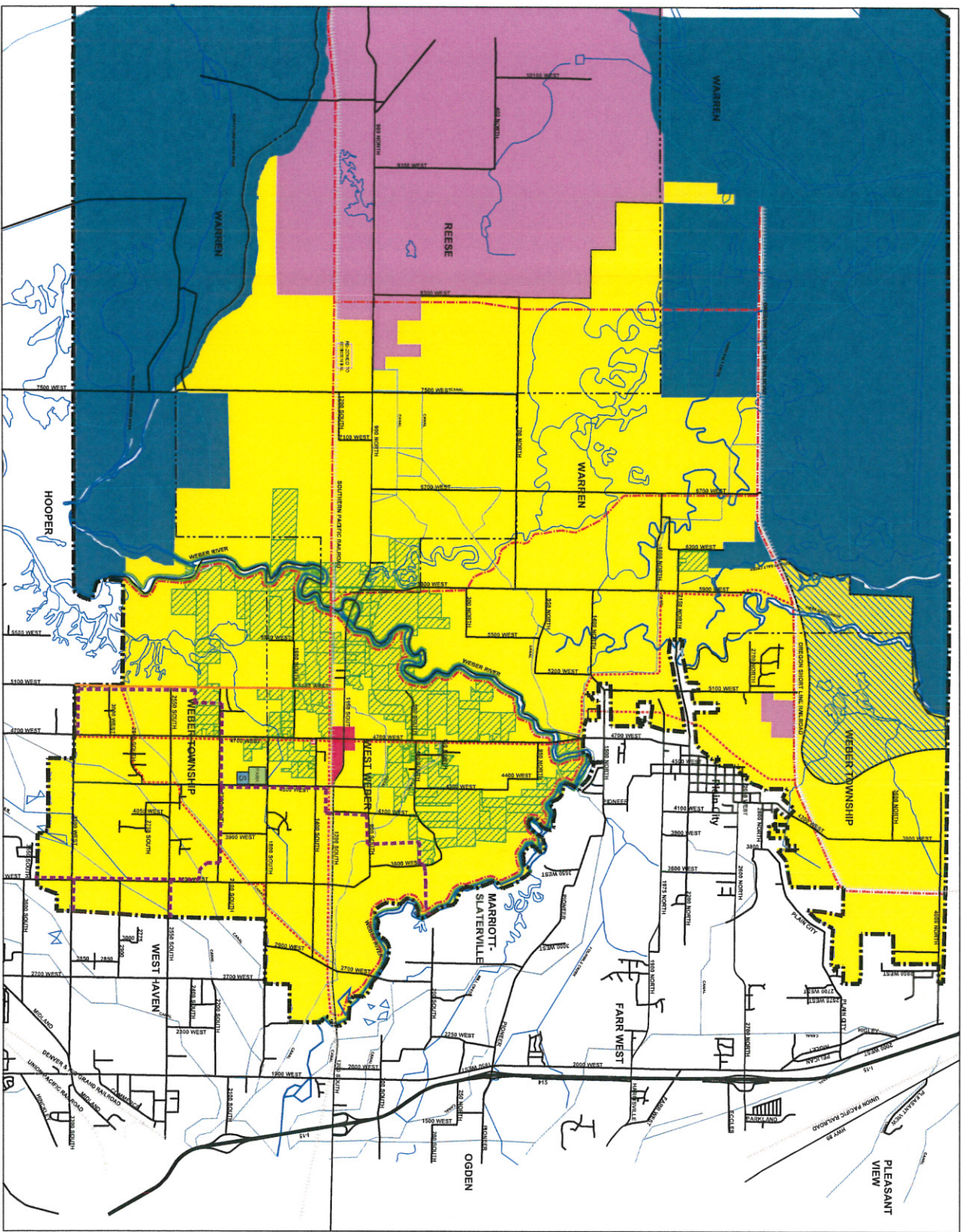

Ricky Hatch, CPA
Weber County Clerk/Auditor

Exhibit A

West Central Weber County General Plan Future Land Use Map Amendment

(On the following page)

WEST CENTRAL WEBER COUNTY GENERAL PLAN PROPOSED LAND USE MAP 2-4



LEGEND

- INDUSTRIAL PARK**
 - Rezone approximately 20-acre parcel to match adjacent zoning.
 - Eliminate residential as a conditional use in industrial zones.
- RESIDENTIAL/AGRICULTURAL**
 - As zoned - one-acre and five-acre lots.
 - Cluster style development pattern required, minimum 30 percent open space.
- EXISTING STATE / FEDERAL LAND WATERPOW, MANAGEMENT AREA**
- COMMUNITY VILLAGE CENTER**
 - Commercial node of 45 acres of supportable neighborhood services.
 - First response emergency services.
- EXISTING AGRICULTURE PROTECTION AREAS**
 - Unchanged
- EXISTING SEWER**
- PROPOSED 100' WIDE SETBACK ALONG RIVER**
- S **SCHOOLS AND PARKS**
 - New High School as Planned by Weber School District.
 - Adjacent 20-acre park.
- TRAILS**
 - Pedestrian and bicycle trails along railroad tracks, selected canals, major roadways, and Weber River.
 - Equestrian trails.
- TOWNSHIP BOUNDARY**



Exhibit B

West Central Weber County General Plan Text Amendment

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Commercial Land Uses

~~By the year 2020, the~~ The area can support about ~~22-45~~ acres of retail/~~commercial~~, neighborhood services. A ~~commercial node~~ community village center, formed at the intersection of ~~1200-1150~~ 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.