



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: To consider and take action on GPA 2019-01, a request to amend the General Plan Future Land Use Map from Industrial Park to Residential/Agricultural use at the intersection of 900 South and 7900 West.

Agenda Date: Tuesday, May 14, 2019

Applicant: Weber County

File Number: GPA #2019-01

Property Information

Approximate Address: 900 South 7900 West

Project Area: NA

Zoning: M-1

Existing Land Use: Residential

Proposed Land Use: NA

Staff Information

Report Presenter: Steve Burton
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Report Reviewer: RG

Applicable Ordinances

§102-2-4 – Powers and Duties of the Planning Commission

Summary

This item is a proposal to amend the Future Land Use Map of the West Central Weber County General Plan. The proposed amendment is to change the land use designation from Industrial Park to Residential/Agricultural on approximately 50 acres on the north east corner of the intersection of 900 South and 7900 West.

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.

Policy Analysis

On October 2, 2018 the County Commission approved and adopted an amendment to the future land use map that changed land use designations in this area. One of the applicants of this proposal did not fully understand or approve of the changes that were made from this amendment. This has resulted in a county initiated general plan amendment to change the land use designation in this area from Industrial Park to Residential/Agricultural. The following page shows what the future land use map looked like prior to the amendment that occurred on October 2, 2018, as well as what the current future land use map looks like in this area.

'Future Land Use Map' Prior to October 2, 2018



Current 'Future Land Use Map'



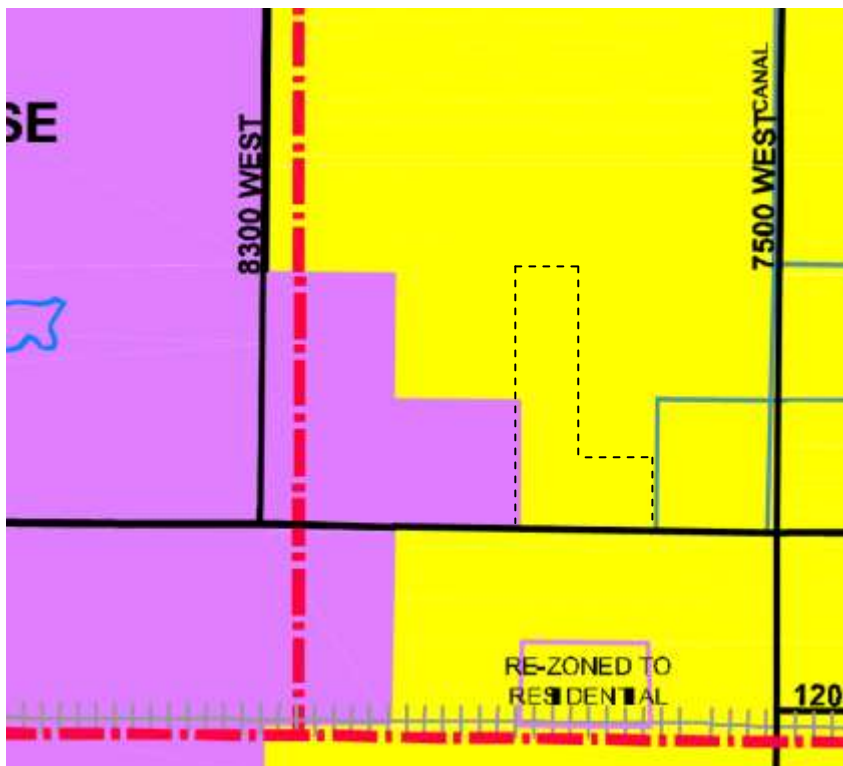
Policy Analysis Continued

The county is proposing the following change to the future land use map. The dashed black line indicates the area proposed to be Residential/Agricultural and is included on these images only to emphasize where the proposed changes will occur.

Current 'Future Land Use Map'



Proposed 'Future Land Use Map'



Policy Analysis Continued

The Manufacturing Land Use section of the General Plan (pg. 2-15) states the following 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 County, it may require new zones or an amendment that specifically states it applies to the West Central Weber County area.

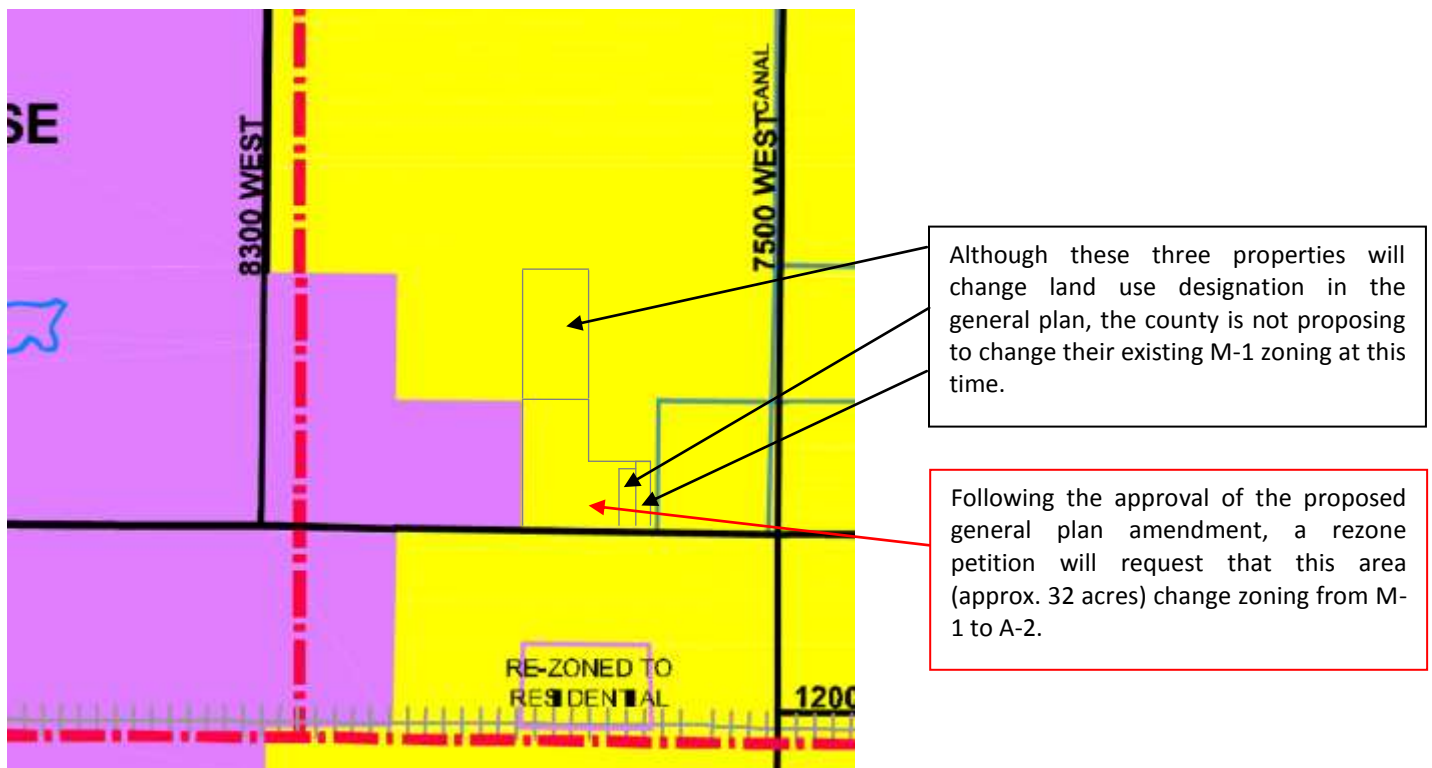
The proposed general plan amendment is supported by the above implementation action as the change of use from Industrial Park to Residential/Agricultural would reduce conflicts between residential/agricultural and manufacturing uses in the future.

Additional Information to Consider

After the County Commission approved and adopted the general plan amendment on October 2, 2018, a rezone petition was later approved and adopted, rezoning a portion of the subject area from residential to industrial. Those portions of the subject area that were rezoned to industrial will still continue to have industrial zoning until they are rezoned.

Below is an image showing parcels where the owners have expressed that they wish to keep their industrial zoning. While the general plan, if the amendment is approved, will show these areas as residential, the M-1 zoning will still exist until rezoned.

Proposed 'Future Land Use Map'



Staff Recommendation

Staff recommends approval of File #GPA 2019-01, a proposal to amend the Future Land Use Map of the West Central Weber County General Plan to change the land use designation on approximately 50 acres at the north east corner of 900 South 7900 West from Industrial Park to Residential/Agricultural.

This recommendation comes with the following findings:

1. The proposal complies with the general plan.