



# General Plan, Rezoning & Text Amendments

The Weber County General Plan's sets the direction for land use in unincorporated Weber County. This is done through the adoption of goals and policies. State law requires that a variety of County actions be consistent with the general plan. The General Plan is implemented by various means including zoning and subdivision ordinances. The General Plan may necessitate rezoning of property. It is County Policy that rezoning of property be consistent with the County's General Plans. The purpose of zoning regulations is to promote the general welfare, safety, health, convenience, and economic prosperity of the County.

**General Plans:** This application describes the legislative process by which applications to amend or add new language to the General Plan are considered. If a land use application is not in conformance with the General Plan, an amendment to the General Plan may be required.

**Rezoning of property (Zoning Map Amendments):** This application describes the legislative process by which applicants can petition to change zoning on a property.

**Text Amendments:** This application describes the legislative means by which applicants can petition to add, change, or delete language in the Weber County Zoning or Subdivision Ordinance.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: 6/18/2020 Time: 4:10 PM

- **Staff member assigned to process application:** Charlie Ewert

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month.

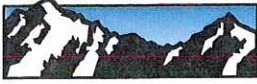
The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> Tuesday of the month.

## Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that your application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



- The application shall also be accompanied with the following information:
  - A. A Concept Development Plan meeting the requirements listed in the Weber County Zoning Ordinance Chapter 35-5.
  - B. Feasibility letters from the appropriate state or county agencies for water and wastewater.
  - C. Narrative from the project engineer explaining the feasibility for mitigation of storm water run-off.
  - D. The applicant shall provide a narrative addressing the following information:
    - 1. How is the change in compliance with the General Plan?
    - 2. Why should the present zoning be changed to allow this proposal?
    - 3. How is the change in the public interest?
    - 4. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
    - 5. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
    - 6. A narrative describing the project vision.

Destination and Recreation Resort Zones have additional approval criteria as listed in the Weber County Zoning Ordinance Chapter 44:

- A. Due to the anticipated scale and potential impact of a Destination and Recreation Resort on Weber County and other surrounding areas, additional information, shall be required to accompany any application submitted for consideration of a Destination and Recreation Resort Zone approval. The additional information shall consist of the following:
  - 1. Concept Development Plan showing sensitive land areas as described/mapped in the Weber County Zoning Ordinance Chapter 43, Ogden Valley Sensitive Lands Overlay Districts
  - 2. Traffic Impact Analysis
  - 3. Cost Benefit Analysis
  - 4. Recreation Facilities Plan
  - 5. Seasonal Workforce Housing Plan
  - 6. Emergency Services Plan including a Letter of Feasibility from the Weber Fire District and Weber County Sheriff's Office
  - 7. Letter of Feasibility from the electrical power provider
  - 8. Density calculation table showing proposed density calculations
  - 9. Thematic renderings demonstrating the general vision and character of the proposed development

Other Weber County Zoning Ordinance chapter requirements may apply as determined in the pre application meeting.

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### Fee Schedule

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- **Rezone Fee**
  - \$600.00
  - Plus \$5.00 per acre; or plus \$10.00 per acre with a development agreement.
  - Plus \$30.00 per hour, if applicable from the Surveyor's Office.
- **Zoning Ordinance or General Plan Amendment Fee**
  - \$1,000.00
  - Plus \$52.00 per page.
  - Plus \$30.00 per hour, if applicable from the Surveyor's Office.



### Approval Criteria

Staff will review your application using the requirements of the Weber County Zoning Ordinance 35-3 as follows:

To promote compatibility and stability in zoning and appropriate development of property within Weber County, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety, and welfare of Weber County and the purposes of this Ordinance.

The Planning Commission and the County Commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the General Plan, surrounding land uses, and impacts on the surrounding area. The Commissions will consider whether the proposed development, and in turn the application-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The County Commission may require changes in the Concept Plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.

Destination and Recreation Resort Zone have additional approval criteria:

- A. The proposed Resort can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Chapter 43, Ogden Valley Sensitive Lands Overlay District, of the Weber County Zoning Ordinance.
- B. A professional and empirical study has provided substantial evidence determining that the proposed Resort is viable and contributes to the surrounding community's economic well being.
- C. A professional and empirical study has provided substantial evidence determining that proposed traffic mitigation plans will prevent transportation corridors, serving the Resort, from diminishing below an acceptable Level of Service.
- D. The natural and developed recreational amenities, provided by the Resort, shall constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities.
- E. The proposed Resort's Seasonal Workforce Housing Plan will provide a socially, economically, and environmentally responsible development.
- F. The proposed Resort can demonstrate that public safety services are and/or will be feasible and available to serve the project in a manner that is acceptable to the County Commission.

### For Your Information

An application for a rezoning expires eighteen (18) months after submittal, if not acted upon, provided however, that the Director may extend the application for six (6) months for just cause.

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning)  
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



# 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 <b>6/18/2020</b>	Received By (Office Use)	Added to Map (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) <b>JDC Ranch Properties, LLC.</b>		Mailing Address of Property Owner(s)
Phone <b>801-710-7530</b>	Fax	
Email Address <b>shad.christensen@gmail.com</b>		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) <b>Nilson Land Holdings, LLC.</b>		Mailing Address of Authorized Person <b>5617 S. 1475 E. #4572 Ogden, UT 84403</b>
Phone <b>801-634-2129</b>	Fax	
Email Address <b>bbayles@nilsonhomes.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Property Information

Project Name <b>JDC Ranch</b>	Current Zoning <b>A-1 and A-2</b>	Proposed Zoning <b>RE-15, R-1-10, R-2, R-3, C-1</b>
Approximate Address <b>2900 W. 2600 N. Unincorporated Weber County, UT 84404</b>	Land Serial Number(s) 19-019-0005, 19-021-0006, 19-021-0007, 19-021-0009, 19-021-0010, 19-021-0012, 19-021-0014, 19-021-0015, 19-021-0017, 19-021-0057, 19-021-0058 and 19-021-0059	
Total Acreage <b>236.62</b>	Current Use <b>Grazing and Agricultural</b>	Proposed Use <b>Residential and Mixed Use Development</b>

## Project Narrative

Describing the project vision.

JDC Ranch is a 236-acre master planned community located in Weber County and is being developed by Nilson Land Development, LLC. JDC Ranch is a unique opportunity to create in Weber County a community that meets many of the residential and commercial needs of North Weber County while maintaining the historical heritage of the area.

JDC Ranch will be an important project to link collector roads in the area to allow residents to more easily access local schools, retail and major transportation corridors which lead to the various workplace hubs throughout Weber County,

As a master planned community, JDC Ranch offers a diverse offering of residential products and amenities for all segments of the residential housing market; including detached single family homes, patio homes, attached patio homes, townhomes and apartments.

The overall architectural intent for the JDC Ranch project is to create a theme of country living set within an integrated community that offers a usable open space environment. There are several primary architectural themes at JDC Ranch that will be the tools to reflect the architectural intent for the various subareas within the project; farmhouse, prairie, traditional ranch and craftsman. Other architectural styles may be added that support the architectural intent of the project. The overall JDC Ranch project will include a hierarchy of monumentation and signage consistent with the overall architectural intent for the project.

An important part of JDC Ranch as a master planned community will be the amenities for both the residents of JDC Ranch as well as amenities which will be available to the general public. The community amenities will include both natural and urban style parks, trails, swimming pool, both community and neighborhood playgrounds, pavilions and sport playfields as generally shown on the maps associated with this application.

## Project Narrative (continued...)

How is the change in compliance with the General Plan?

The property for which the rezone requested has been made is currently in Weber County and was not included in the West Central Weber County General Plan Proposed Land Use Map. As a result, we have submitted a rezone request that is consistent with sound planning principles and, included in this application we are asking for the General Plan map to be updated consistent with the Zoning exhibit (sheet 106).

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

The zoning change is being requested for, among others, the following reasons:

- One of a municipality's objectives is to support an environment for existing and new retail to be economically viable. To encourage the establishment and continued viability of basic retail and commercial stores and services which will satisfy the shopping needs of residents, which will enhance the sales and property tax revenues, and provide the highest quality goods and services for local residents. Additional roof tops are one of the major drivers to provide the environment for new and existing retail to succeed. In addition, Commercial services are planned that will service not only the residents of JDC Ranch, but also of the larger area.
- Municipalities encourage new and diverse housing types to provide a balance of land uses that meet the needs of the residents. Municipalities encourage property owners to maintain and improve their properties in order to stabilize neighborhoods. JDC Ranch would help support that objective while meeting regional expectations for quality residential development. In addition, newer homes are built with the latest emissions technologies significantly reducing emissions compared to dated housing stock, thus improving the northern Utah air quality.
- JDC Ranch is compatible with surrounding land uses for the following reasons:
  - o There is only one location where the proposed community abuts existing development. The rest of the project abuts either vacant agricultural property or municipal infrastructure (Weber Canal to the west, and 2600 North Street on the southern boarder). The one location where the proposed community abuts existing low-density single-family development (zoned RE-15), the proposed zoning on JDC Ranch is equivalent (RE-15).
  - o There are two locations where development is currently being proposed adjacent to JDC Ranch, in both instances, the applicant is the developer and feels that the community being proposed adjacent to JDC ranch are complimentary. On the south west corner of the property Diamond E Ranch is a single-family residential subdivision being processed for approval with Plain City. The property has been rezoned to R-E 15. Diamond E Ranch would abut the designated open space (Powerline corridor) on the JDC property. The second location where development is being proposed abutting JDC Ranch is on the Northern border and is called West Park. It is a single-family residential subdivision currently being proposed in Plain City and has been rezoned to RE-15. Lots range in size from 8,300 to 11,000 square feet. The proposed zoning abutting West Park in JDC Ranch is R-1-10 and R-2 and intends to build 10,000 square foot lots and 6,600 square foot patio home lots, both of which are complimentary uses.

## Project Narrative (continued...)

How is the change in the public interest?

JDC Ranch is in the best interests for the public for the following reasons:

- Utah is among the leaders nationally in terms of home value appreciation, which creates problems for certain groups of home buyers. There are things that Weber County can do, including providing residents with a greater housing diversity as well as allowing for housing on smaller lots. Smaller lot sizes can be viewed as a benefit to the public in that they are more affordable for a greater portion of the public at large, require less maintenance than larger lots, and are consistent with regional and national residential market trends. Further, housing options for those who grew up in the area or would like to retire in the area but not maintain a large lot would be benefit to the public.
- Housing diversity includes providing homes that will include maintenance services such as yard care and snow services. These types of services are anticipated to be offered within the Apartment, Town Home, Attached Patio Home and Patio Home neighborhoods.
- The proposed community, as much as practical, will connect all areas of the surrounding communities and all future development areas together through linked and connected roads, streets, sidewalks, trails, open space and park areas. The proposed community includes miles of trails and sidewalks that will be available connecting the residents with socially significant areas within the community including parks, commercial services, church, the library etc. Pedestrian connectivity was also be considered with planned trails and open space allowing residents to connect to the future regional Powerline Trails.
- JDC Ranch will Provide well planned, clean, safe, livable areas and neighborhoods. A Home Owners Association will be established to maintain these community standards and will also address standards for open spaces, entry monumentation, common areas within the apartments, townhomes, attached patios, etc.
- The County has expressed some interest in considering another site for a Library in the north West Weber County area to service the residents living in this area. The proposed community identifies a prominent and highly accessible location for the County Library for Weber County to Consider. A library at this location would provide innumerable public benefits the community and surrounding area. If the library ultimately ends up elsewhere, the property is zoned commercially, and would be converted back to commercial uses.
- The property is less than 2 miles from the Pleasant View Front Runner Station allowing residents public transportation options to and from Ogden, Salt Lake, and Provo. Removing these cars from the road increases safety and reduces exhaust emissions.

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

As mentioned before, there was no General Plan adopted for this area. We have submitted a rezone request that is consistent with sound planning principles.

**Project Narrative (continued...)**

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

The JDC proposal promotes the health and safety and welfare of the inhabitants of Weber County in numerous ways, many of which have been described previously in this application. Several other elements that were not previously discussed include the following:

- Trail and open space will encourage health benefits for residents as well as increased social interaction by encouraging people to get out of their cars and interact with others.
- Access management is an important tool to help arterial corridors reduce accidents and preserve capacity. Over time traffic will continue to increase on the north south roads through the community connecting Plain City Road to 2600 North Street. Limiting driveway access on the future north-south corridors and proper spacing of local road intersections on 2600 North Street, planned properly will insure a longer life and functional capacity of the arterial systems in addition to making the traffic corridors significantly more safe. Frequent and direct property access is more compatible with the function of local and collector roadways. A traffic study will be completed to identify transportation systems that will need to be improved over time with increased usage.

**Property Owner Affidavit**

I (We), \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,

\_\_\_\_\_  
(Notary)



**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

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

\_\_\_\_\_  
(Notary)