

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
6/20/2013

Received By (Office Use)

Added to Map (Office Use)

ETA 2013-03

Property Owner Contact Information

Name of Property Owner(s)
Bradford Hammond

Mailing Address of Property Owner(s)
1938 Ruger Pl
Farmington, UT 84025

Phone
801.556.3373

Fax

Email Address
bradford.hammond@gmail.com

Preferred Method of Written Correspondence

☐ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)
Same

Mailing Address of Authorized Person

Phone

Fax

Email Address

Preferred Method of Written Correspondence

☐ Email ☐ Fax ☐ Mail

Property Information

Project Name
Modify frontage requirements in AV-3 Zone for this parcel

Current Zoning
AV-3

Proposed Zoning
AV-3 A

Approximate Address
9030 E 500 South
Huntsville, UT 84317

Land Serial Number(s)
21-024-0002

Total Acreage
4.01

Current Use
Residential / Ag / Raw

Proposed Use
Residential/ Ag

Project Narrative

Describing the project vision.

This is a beautiful property in unincorporated Weber County a few miles east of Hwy 39 on the North Side of 500 South. Property area per county records is 4.01 acres and is zoned AV-3. I acquired the property in 2012 and have spent much time clearing the property of the junk and debris left by the prior owner. In keeping with applicable zoning of the property, I am attempting to farm it. Eventually, I would like to develop the property so that a single family dwelling can be built on it. However, due to certain requirements in the current zoning, I have been told the construction of single family dwelling is not possible at this time. The property frontage along 500 South, per county records, is 138' while zoning requires 150' of frontage. I am proposing a sub-category to the current AV-3 zone to AV-3A for this parcel. The only change in the zoning language would be changing the minimum required frontage from 150' to 130'.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

This slight modification in the zoning language is in full compliance with the General Plan. Density and other factors are not changed.

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

The zoning does not change with this proposal; it is a change to the current zoning language; i.e., change the frontage requirement from 150' to 130'. This will allow for the construction of a single family dwelling, which is a permitted use under the current zoning.

Project Narrative (continued...)

How is the change in the public interest?

The modification does not negatively impact the public in the immediate area; if anything, it creates value for public at large by adding value to the tax base.

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

I am not aware of any major changes in the general area since the General Plan was adopted. The area continues to be primarily ag and residential uses. This modification is in harmony with the area general plan.

Project Narrative (continued...)

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
Adds value to the weber county tax base.

Property Owner Affidavit

I (We), Brad Hammond, 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.

Brad Hammond
(Property Owner)

Brad Hammond
(Property Owner)

Subscribed and sworn to me this 19 day of June, 20 13

20 June 2013

(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)



Weber County

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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: _____ Time: _____

- Staff member assigned to process application: _____

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

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

The Ogden Valley Township Planning Commission holds their meetings on the 4th 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.



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- 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.

Fee Schedule

Property Zoning _____	Fee Required _____
• <u>Changing text in Ordinances</u>	\$300
• <u>Rezone a tract of land that is 100 acres or more</u> in any Forest, Shoreline, Agricultural, or Residential zone	\$1,000
• <u>Rezone a tract of land 5 acres, but less than 100 acres</u> in any Forest, Shoreline, Agricultural, or Residential zone	\$500
• <u>Rezone a tract of land 5 acres or less</u> in any Forest, Shoreline, Agricultural, or Residential zone	\$225
• <u>Rezone a tract of land</u> to a Mobile Home Park, Gravel, Commercial, or Manufacturing zone	\$500

Approval Criteria



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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.

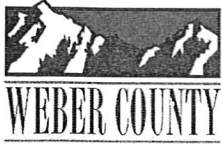
Destination and Recreation Resort Zone have additional approval criteria:

- 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
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.



WEBER COUNTY CMS RECEIPTING SYSTEM

OFFICIAL RECEIPT

cms314a
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*** Save this receipt for your records ***

Date: 20-JUN-2013

Receipt Nbr: 1944

ID# 12784

Employee / Department: ANGELA - 4181 - PLANNING

Monies Received From: BRAD HAMMOND

Template: PUBLIC WORKS

Description: TEXT AMMENDMENT

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$.00
Total Coin	\$.00
Total Debit/Credit Card	\$.00
Pre-deposit	\$.00
Total Checks	\$	300.00
Grand Total	\$	300.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		300.00
TOTAL \$			300.00

Check Amounts

300.00

Total Checks: 1

Total Check Amounts: \$ 300.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***