



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** A county-initiated request to rezone Parcel ID: 10-042-0001 from its current M-3 zoning classification to an M-2 classification.

**Agenda Date:** Tuesday, November 9, 2021

**Applicant:** Weber County

**File Number:** ZMA 2021-10

### Property Information

**Approximate Address:** 8300 W 900 S., Reese Area, Unincorporated Weber County

**Zoning:** The area is currently zoned M-3

**Existing Land Use:** Vacant

**Proposed Land Use:** Food Processing/Manufacturing

### Adjacent Land Use

<b>North:</b> 900 South/Vacant	<b>South:</b> Railway/Vacant
<b>East:</b> Vacant	<b>West:</b> Radio Controlled Aircraft Club

### Staff Information

**Report Presenter:** Scott Perkes  
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**Report Reviewer:** CE

## Applicable Ordinances

§102-5: Rezoning Procedures  
§104-21: Agricultural Zones

## 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 a review for compatibility with the general plan and existing ordinances.

## Summary

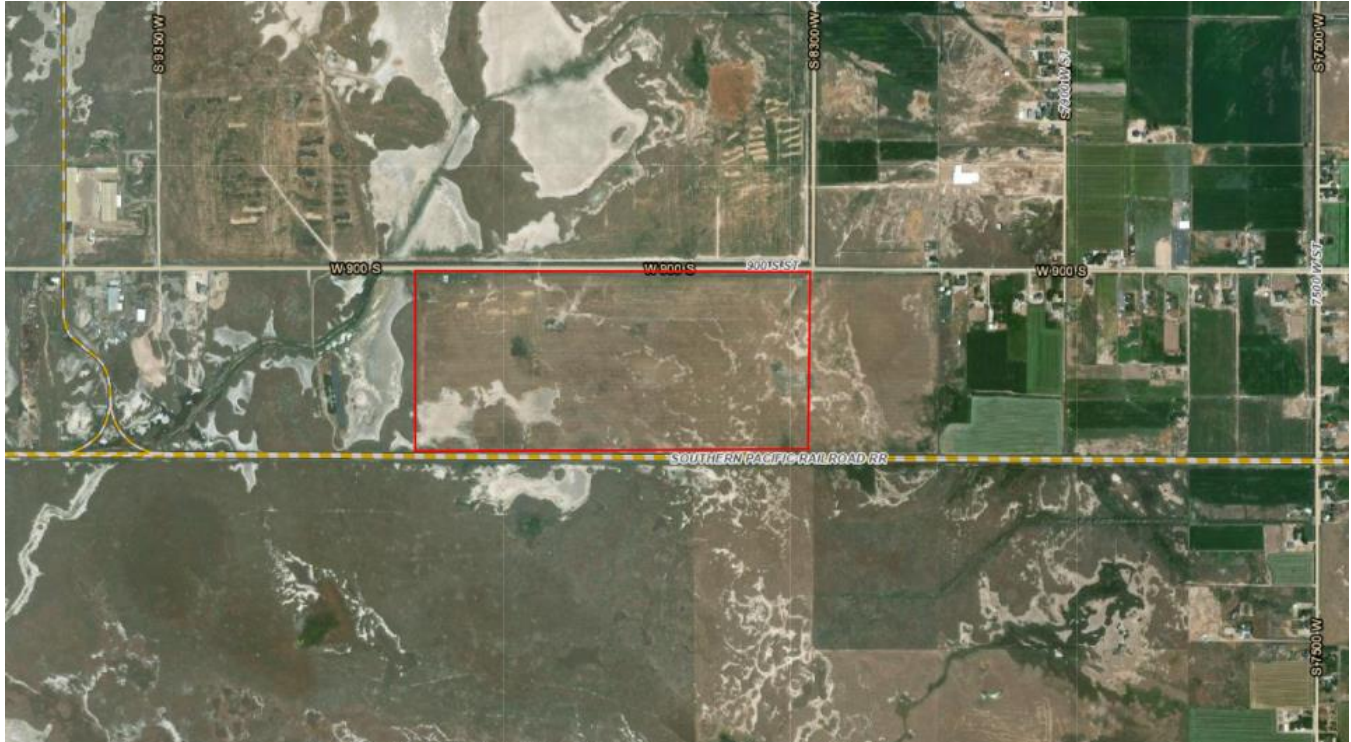
This report is a review of a County-initiated request to rezone approximately 186.67 acres from the M-3 zone to the M-2 zone at approximately 8300 West 900 South in the Reese area of Western Weber County. The purpose for the rezone is to allow the parcel to be developed for food processing/manufacturing uses within the M-2 zoning classification. The M-2 allowances and protections have been specifically crafted to provide an environment that has been designed to mitigate its impact on surrounding property and uses while also being protected from adjacent impacts that could jeopardize the quality of food being processed and manufactured on-site.

The rezone is keeping with the West Central Weber County General Plan, which suggests that industrial uses that are non-polluting are desirable as a means to increase and stabilize the tax base.<sup>1</sup>

Staff are recommending approval of the rezone, provided the any future development on the property is willing to enter into a development agreement

## Policy Analysis

Figure 1: Vicinity Map



The Weber County Land Use Code has a chapter that governs rezoning applications. The following is a policy analysis of the requested rezone based on the Land Use Code and best planning practices. **Figure 1** displays the vicinity map for the property.

**Zoning:** The current zone of the subject parcel is M-3 and is proposed to change to the M-2 zone. **Figure 2** displays current zoning of the area and the subject parcel. Weber County Code Section 104-21-1(d) says the purpose of the M-3 zone is as follows:

*“The purpose of the Manufacturing M-3 Zone is to provide for industrial uses related to the manufacturing, testing, and production of jet and missile engines, aircraft or space craft parts or similar heavy industry, and for the extraction and processing of raw materials. Industrial operations or uses, which are compatible with the general purpose of this zone, are included in this purpose.”*

Weber County Code Section 104-21-1(c) says the purpose of the M-2 zone is as follows:

*“The purpose of the Manufacturing M-2 Zone is to provide a heavy manufacturing zone in areas that will accommodate the need for heavy intensity manufacturing, extractive and associated uses where the environment impact upon community may be substantial and where public regulation may be necessary to preserve the general welfare of the community.”*

**Figure 3** displays the proposed zoning of the subject parcel.

<sup>1</sup> See Pg. 2-15 of the West Central Weber County General Plan.

<https://www.webercountyutah.gov/planning/documents/2003%20West%20Central%20Weber%20County%20General%20Plan%2011-19-19.pdf>

Figure 2: Existing Zoning Map

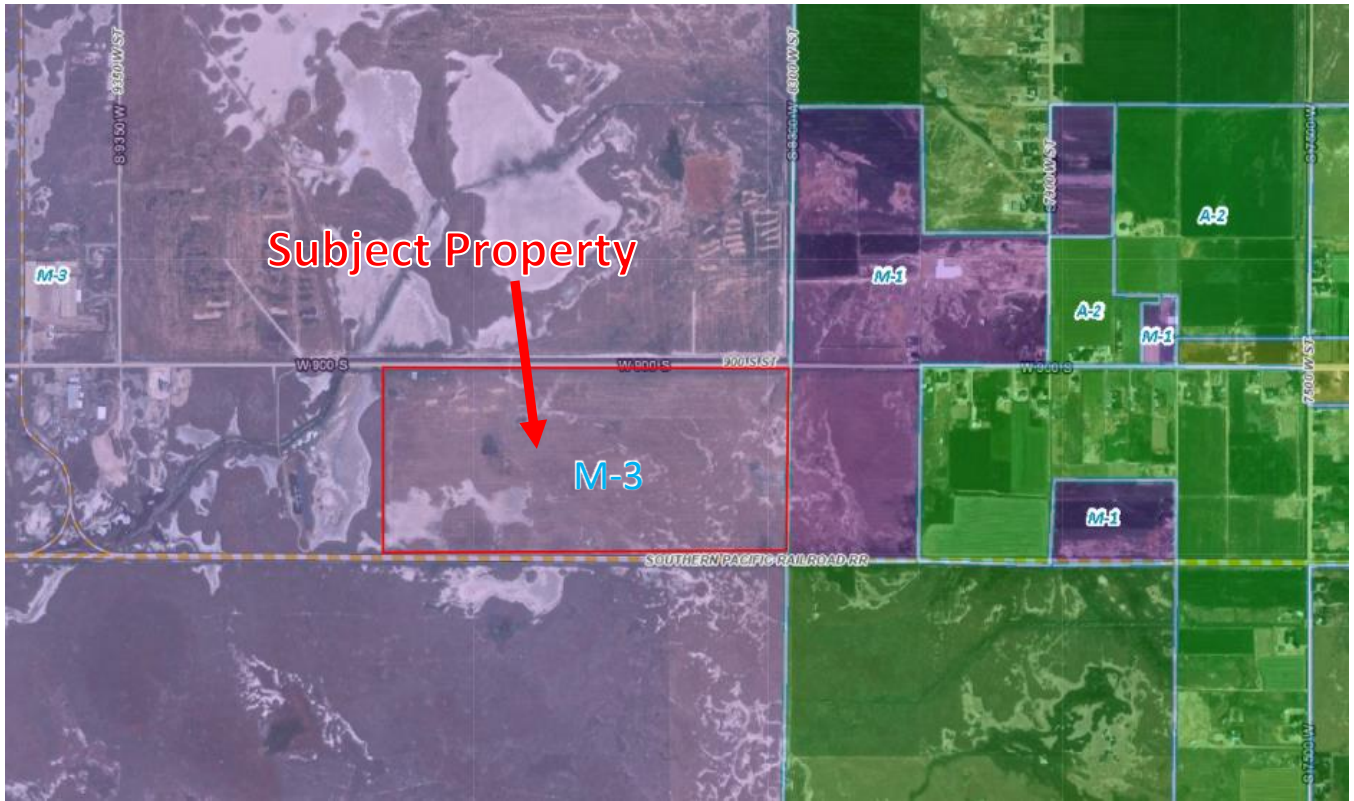
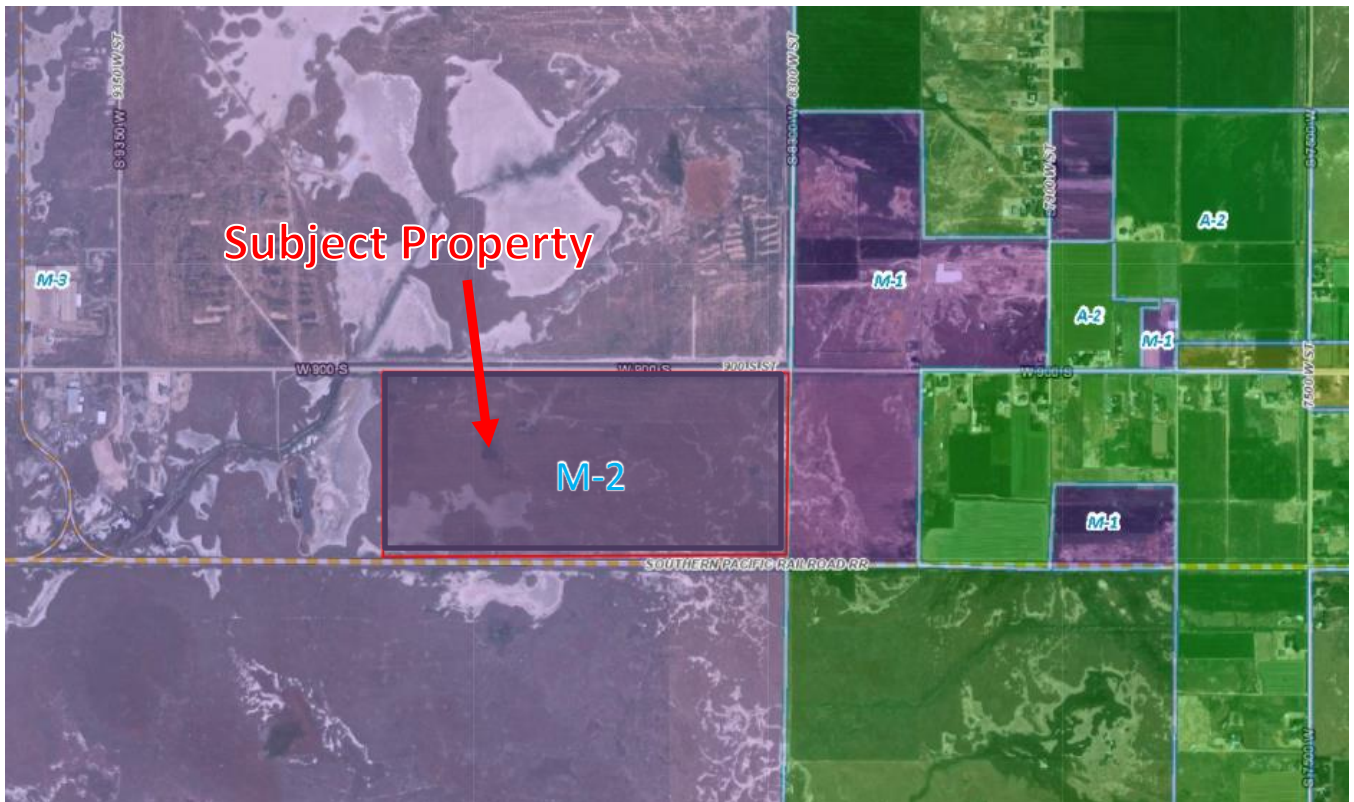


Figure 3: Proposed Zoning Map



**General plan:** Weber County Code § 102-5-2 specifies that rezoning should be in compliance with the general plan. It does not require that a rezone be approved if it complies with the plan, but suggests pursuing opportunities to implement the plan.

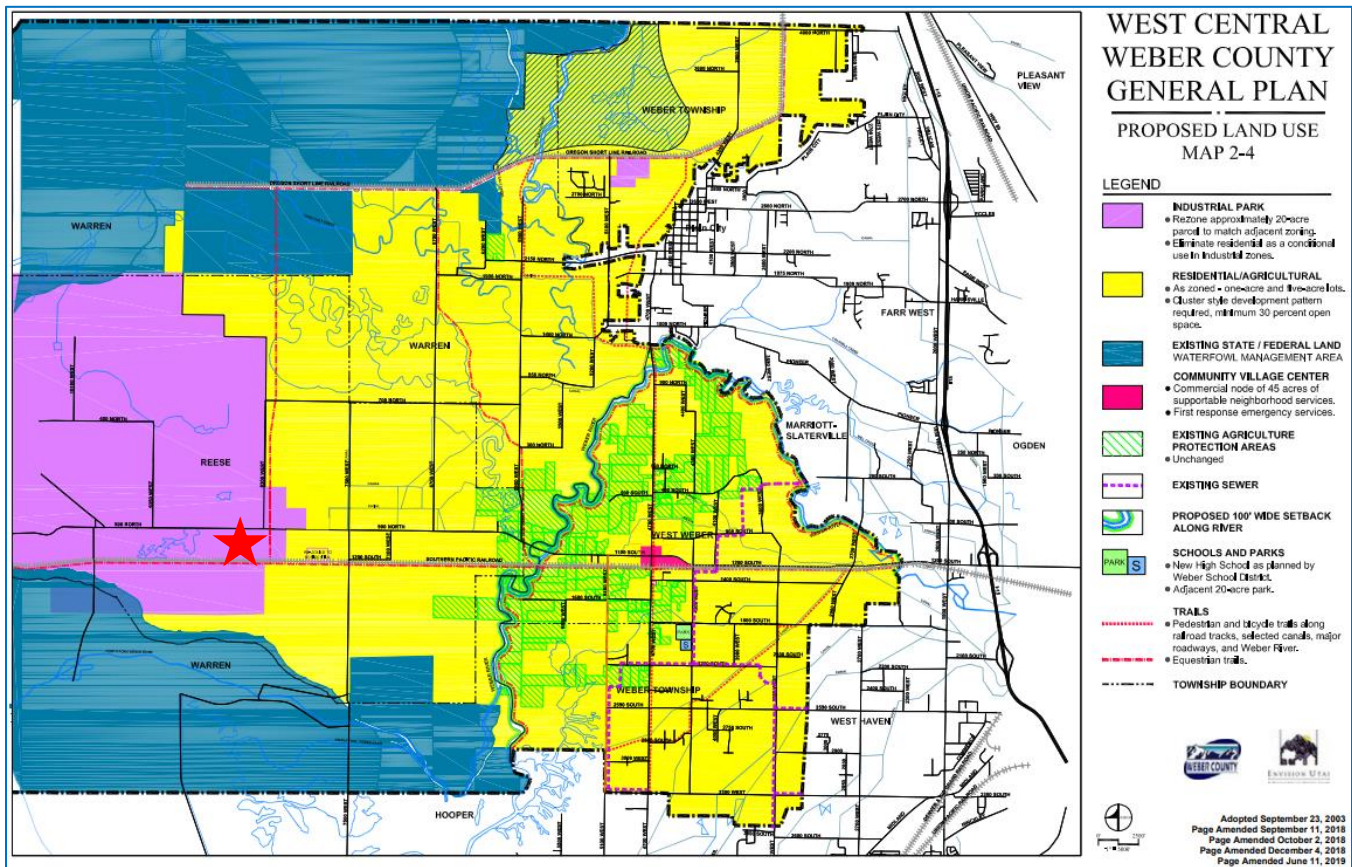
The applicable general plan for this area is the 2003 West Central Weber County General Plan.<sup>2</sup>

The West Central Weber County General Plan addresses a preferred approach regarding manufacturing uses. Chapter 2 (Land Use Element), indicates that:

*“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.”*

**Figure 4** shows the general plan’s Future Land Use Map. The red star indicates the area of the subject property.

Figure 4: Future Land Use Map



The subject property lies within the area designated as an “Industrial Park”. The proposed rezone to the M-2 classification would not be in conflict with the intentions of the general plan as the M-2 zoning classification would still fit within the realm of an industrial park.

Of worth to note, one outcome of the 2018 Western Weber Futures public engagement process was a recommendation to provide a buffer between the M-1 and A-3 zones and the M-3 zone. Providing this M-2 zone will initiate that recommendation. Future M-2 rezones are anticipated.

**General Considerations:** When considering whether a general plan implementation opportunity is appropriate, the Planning Commission should consider whether this is the right time and the right place for the proposed rezone. A review of land uses and development compatibility in the area is important.

<sup>2</sup> The plan can be found here:

<https://www.webercountyutah.gov/planning/documents/2003%20West%20Central%20Weber%20County%20General%20Plan%2011-19-19.pdf>.

A review of the existing uses and development in the vicinity of 8300 West and 900 South suggests that larger-scale manufacturing may be acceptable given the current general vacancy and large parcels/lots (100 + acres) surrounding the subject property.

**Water:** It is anticipated that, when developed, the land will be served by a new water improvement district established specifically for large-scale manufacturing operation/s in the region. No formal commitment for water is required at this time, but will be part of a future development process.

**Sanitary Sewer:** It is anticipated that, when developed, the land will be served by a new sewer improvement district established specifically for large-scale manufacturing operation/s in the region. No formal commitment for waste water treatment is required at this time, but will be part of a future development process.

**Access and traffic circulation:** Access to the site will be served by the existing 900/1200 South and a future extension of 8300 West. Access may also include a new rail spur that ties into the existing railroad right-of-way that runs along the property's southern property line. Transportation improvements that may be needed to accommodate future development on the subject property will be more specifically addressed through an associated development agreement.

## Staff Recommendation

Staff recommends that the Planning Commission forward a positive recommendation to the County Commission regarding File #ZMA 2021-10, a proposal to rezone approximately 186.67 acres from the M-3 zone to the M-2 zone. This recommendation comes with the following conditions and findings:

### Conditions:

1. That a mutually agreeable development agreement, executed between a future developer of the subject property and the County, be recorded to the property that provides for negotiated and agreeable development terms for the County.

### Findings:

2. The proposal complies with the general plan for the area.
3. The surrounding land uses do not pose a conflict with the proposed rezone, and the uses of the proposed rezone are anticipated to fit into the area harmoniously.
4. The proposed rezone is in the interest of the community's health, safety, and welfare.