

Weber County General Plan or Text Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted

Received By (Office Use)

Added to Map (Office Use)

\$300.00 # 693 ZPA 2012-05

Property Owner Contact Information

Name of Property Owner(s)

Garet Jones

Phone

801-814-6261

Fax

Mailing Address of Property Owner(s)

2775 N 4904E
Eden UT 84310

Email Address

garet-jones@yahoo.com

Preferred Method of Written Correspondence

Email

Fax

Mail

Ordinance Proposal

Ordinance to be Amended

AV-3

Describing the amendment and/or proposed changes to the ordinance:

See Attached...

Applicant Affidavit

I (We), Gart Jones, depose and say that I (we) am (are) the interested member(s) of 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.

(Signature)



(Signature)

Subscribed and sworn to me this 4 day of April, 2012

(Notary)

I would like to formally request that Weber County amend chapter 5B of the Weber County zoning ordinance to add "Custom Exempt Meat Cutting" as a permitted use listed in Chapter 5B-3 of the zoning ordinance. I would suggest the following definition of "Custom Exempt Meat Cutting" also be added to Chapter 1-6 of the Weber County zoning ordinance.

"Custom Exempt Meat Cutting: The cutting, wrapping and preparation of meat for human consumption: provided, however, that the source of said meat shall be limited to: (1) animals that are part of one or more livestock operations in Weber County Utah, and (2) wild game. Any Custom Exempt Meat Cutting activities shall be: (1) Located on a parcel with access to a collector or arterial road as illustrated on the Ogden Valley Transportation Map, and (2) located within a completely enclosed building with no outdoor storage."

With quotes from the Ogden Valley General plan, the Recreational Element, and a brief explanation I will explain why these amendments to the Weber County code will benefit Ogden Valley, Weber County and their respective residents.

These are quotes from "Ogden Valley General Plan: Goals and Objectives".

- Goal: Protect Open Space and Sensitive Lands
- Objectives:
 - Identify and promote the preservation of open space
 - Establish mechanisms to preserve open space in the Valley
 - Identify sensitive lands within the Valley
 - Ensure that development does not harm sensitive lands
- Goal: Preserve Wildlife and Wildlife Habitat
- Objectives:
 - Include wildlife and wildlife habitat as a review element for development proposals in the Valley
 - Include wildlife and wildlife habitat protection as a consideration in recreation planning
 - Examine critical wildlife habitat areas and means for protecting these areas
 - Coordinate with the Utah Division of Wildlife Resources on development proposals that affect wildlife or wildlife habitat

Goal

Promote Agricultural Land

Objectives

- Identify and promote prime agricultural land
- Consider agricultural land in dedicated open space planning
- Develop means to compensate property owners for the loss of development rights on agricultural land
- Promote working farms as an integral part of the Valley's cultural heritage.

Goal

Recognize and respect private property rights

Objectives

- Recognize private property rights in planning and development
- Engage creative zoning solutions that protect private property rights while ensuring that development is compatible with the Valley's rural character
- Develop a program to compensate landowners in the taking of property for public purposes

Goal

Enhance quality recreational opportunities

Objectives

- Identify recreational assets, facilities and activities in the Valley and determine which facilities might be expanded to meet increased recreation demand and plan for such expansion
- Identify areas suitable for community parks, campgrounds or trails systems
- Determine the amount and degree of recreational development necessary to support high quality recreation experiences in the Valley
- Promote public/private cooperation in recreation planning

The following quotes are taken from the "Ogden Valley General Plan: Recreational Element":

"Encourage Private Businesses and Entrepreneurs to Meet the Growing Demand for

Recreational Facilities." Right now, recreational facilities on public lands, such as

campgrounds, parking areas, and boating facilities, are over capacity. Any substantial increases in the amount or types of recreation currently occurring on public lands are expected to have measurable negative impacts on the natural environment. It is only through development of future recreational facilities on private lands that recreational demands can be met in Ogden Valley.

Finding means of fulfilling these goals and objectives is not an easy task. It is increasingly hard for land owners to "keep land open while still obtaining a return on their investment" as it says in the text quoted above. Generally speaking the revenue available through using land for agricultural agricultural businesses have very small profit margins and are subject to commodity market price and demand volatility. The proposed amendment change to the Weber County Code will support the agriculture operations that are already in existence in Weber County and will provide those operations with another outlet to generate revenue from their agricultural operations. This will, in turn make farming operations more viable in the Ogden Valley and Weber County.

In the past the Ogden Valley planning commission and Weber County have supported business. They have allowed many commercial uses in the agricultural and manufacturing zones. They have also expanded the commercial uses that are allowed in people's homes to allow visiting clientele and multiple employees. The Ogden Valley General Plan places a high value on agricultural uses of land. It

allows land owners to gain from the land and maintain the rural environment that is cherished (and for many a way of life) in the Ogden Valley.

The AV-3 zone already permits many high intensity commercial uses. Daycares, commercial plant nurseries, slaughter houses, dairy farms, packing plants for produce, fur farms, animal hospitals, dog training schools, petting zoos, rest homes and convalescent homes, and other uses. Custom Exempt Meat Cutting is a small part of a few of the uses that are already allowed in the AV-3 zone.

There is rising concern of the over processed, assembly line, impersonal way that all of our food is being prepared. Especially with our meat products there is concern with fillers and chemicals that are being used to make it cheaper to buy and easier to process for machines. The recent discovery of "pink slime" or ammonia treated beef bits in our children's school food and in many of the restaurants and grocery stores that we frequent is one example. The rising movement to, "Grow it Yourself" is getting much bigger and may reach every rural home. If Custom Meat Cutting were to be added as a permitted use in the AV-3 zone, customers could bring their already harvested and cleaned animals to be cut, wrapped and returned to the customer labeled not for sale. It is called Custom Meat Cutting because your meat is cut by a butcher with instructions directly from the consumer. You can have your steaks one inch thick or one half an inch thick and your burger can be lean or with some fat and it can be wrapped for a single person, a family of six or anything else. You know how your animal was raised, what it ate and in what conditions it lived, how it was cut and prepared to be consumed.

Wild Game is another clean, healthy alternative to store bought and restaurant meats. As it says in the Ogden Valley General Plan we need to protect wildlife and their habitat. Hunters are the best conservationists in the world of wild lands and open spaces. They give more money and effort to the conservation of wildlife and wilderness areas than any other group. Giving them the opportunity to have their animals cut and wrapped locally helps motivate them to conserve land and wildlife locally.

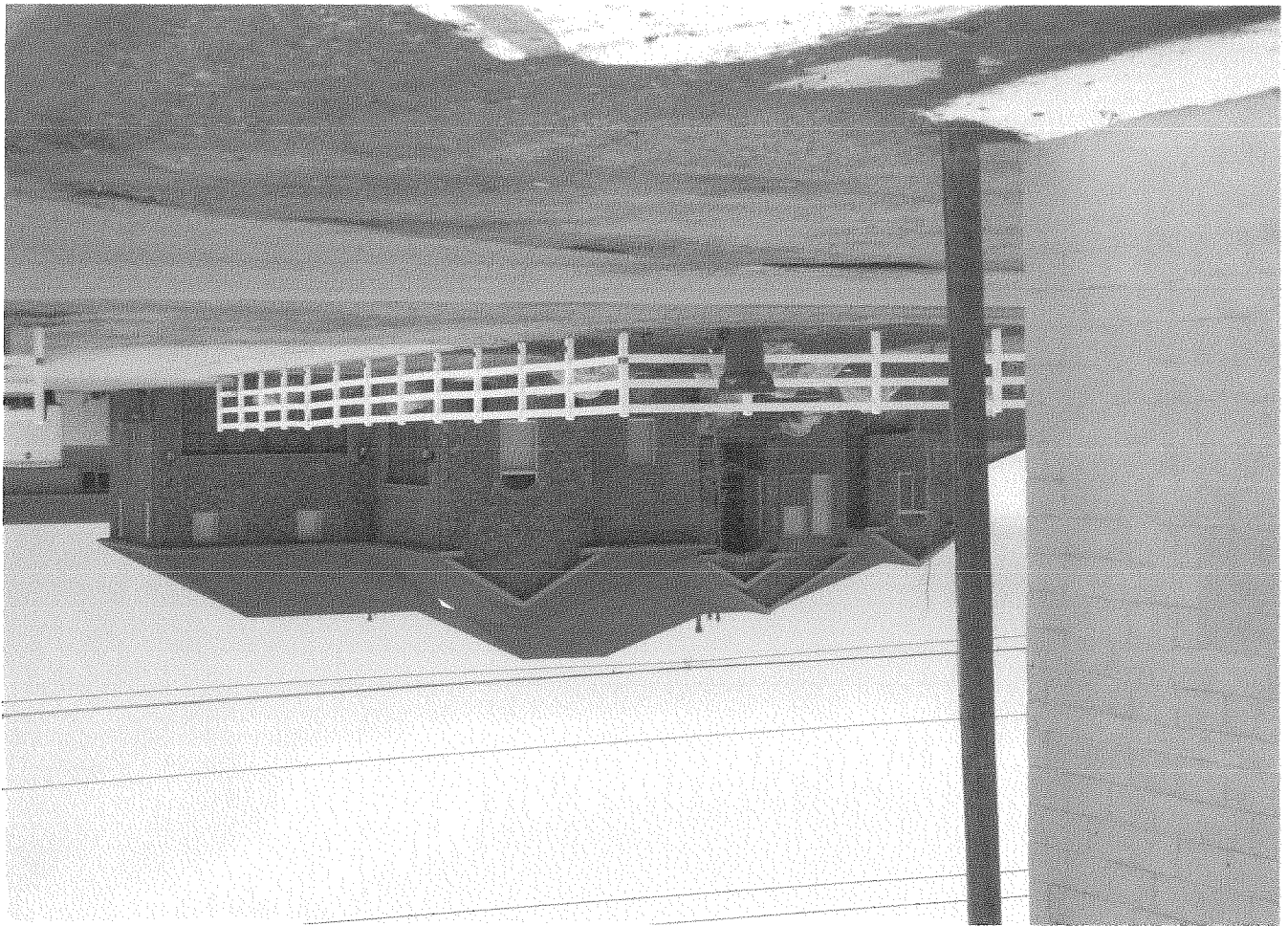
The cleanliness and sanitation of custom meat cutting operations is closely monitored by the Department of Agriculture and Food and inspected on a regular schedule. Because of the closely guarded sanitation there is no smell or odor from this type of business. The amount of traffic that frequents this type of business is far less than many of the other approved uses. Daycares, hair salons, dance studios can have dozens of vehicles frequenting them every few minutes. Dairies, slaughter houses and packing plants would have far more truck pickups and deliveries. Included in the language of the proposed ordinance is to have parcel access to a collector road or arterial road. These roads are designed to see more traffic of this type. Noise is not an issue with these types of businesses either. To help further alleviate concerns about noise, the proposed amendments to the Weber County Code contain a restriction, that custom meat cutting operations be conducted within an enclosed building.

A Custom Meat Cutting establishment is very common in rural agricultural and residential areas. To be exact there are already 43 Custom Exempt Meat Cutting establishments in the state of Utah. The impact on neighbors and other activities nearby is very minimal. Included are pictures of four examples, of the many, that are located in Weber County already. Two of these examples as you can see are in rural areas like Ogden Valley and two are in even more densely populated residential areas.

The agricultural community in the Ogden valley, like everywhere, is an intertwined network of people and businesses. Any success that one business in the community has directly helps and supports other businesses and the residents in that community. I will give you one example that I am familiar with.

Broadmouth Canyon Ranch ("BCR") and its associated businesses are a shining example of the goals and objectives found in the Ogden Valley General Plan. BCR is one of the largest outfitters in the Western United states. Their business is centered around providing fun, exciting, high quality recreational activities for Ogden valley residents as well as national and international visitors. Allowing recreational activities on private land as well as supporting agricultural use of these lands is at the forefront of their business. BCR works daily with various government agencies to insure proper use for hunting/recreation and agricultural of their properties. In 2011, BCR purchased 320 acres from a developer that had it zoned for around 150 homes and returned it to agricultural and recreational use property. The potential impact of another 150 homes in Liberty would have greatly hurt the Goals and Objectives of the Ogden Valley General Plan and Recreational Plan. The traffic in the valley and expense to Weber County would have been great to support these developments not to mention the loss of open space. BCR purchases hundreds of tons of hay and grain from local farmers in Ogden Valley. They also employ up to 30 people at peak season to accommodate their clients. These amendments to the ordinance would benefit them, as it would others by helping keep their clients and business in Ogden Valley and support our community.

I strongly believe that the proposed amendments to the Weber County zoning ordinance will benefit and increase the value of land within the AV-3 zone. I am happy to provide additional information to assist with the development of this proposal into a final format that can be presented for consideration and ultimately final adoption. Please let me know how I can be of assistance.











WEBER COUNTY CMS RECEIPTING SYSTEM

OFFICIAL RECEIPT

*** REPRINT ***

Date: 04-APR-2012

Receipt Nbr: 693

ID# 3076

Employee / Department: ANGELA MARTIN - 4181 - PLANNING

Monies Received From: GARET JONES

Template: PUBLIC WORKS

Description: ZONING TEXT AMENDMENT REQUEST

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

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

Account Number	Account Name	Comments	Total
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2012-01-4181-3419-0550-000 ZONING FEES 300.00

TOTAL \$ 300.00

Check Amounts

Total Checks:

Total Check Amounts: \$.00

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



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

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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 www.co.weber.ut.us/planning
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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
Changing text in Ordinances	\$300
Rezzone a tract of land that is 100 acres or more, in any Forest, Shoreline, Agricultural, or Residential zone	\$1,000
Rezzone a tract of land 5 acres, but less than 100 acres in any Forest, Shoreline, Agricultural, or Residential zone	\$500
Rezzone a tract of land 5 acres or less in any Forest, Shoreline, Agricultural, or Residential zone	\$225
Rezzone a tract of land to a Mobile Home Park, Gravel, Commercial, or Manufacturing zone	\$500

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 Commissioners 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.