



# Staff Report to the Weber County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** To consider and take action on ZMA 2018-05, a request to amend the Weber County zone map to rezone approximately 15.23 acres from A-3 zone to A-2 at approximately 1935 South 7500 West.

**Agenda Date:** Tuesday, September 11, 2018

**Applicant:** John Price (Mountain View Land and Livestock LLC)

**File Number:** ZMA 2018-05

### Property Information

**Approximate Address:** 1935 South 7500 West

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

**Existing Land Use:** Agricultural

**Proposed Land Use:** Agricultural (A-2 zone)

**Township, Range, Section:** T6N, R3W, Section 27

### Adjacent Land Use

<b>North:</b> Agricultural	<b>South:</b> Residential/Agricultural
<b>East:</b> Residential/Agricultural	<b>West:</b> Agricultural

### Staff Information

**Report Presenter:** Charles Ewert  
cewert@webercountyutah.gov  
801-399-8767

**Report Reviewer:** RG

## Applicable Ordinances

§102-5: Rezoning Procedures

## 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.

## Summary

This application is a request for a rezone of property from the A-3 zone to the A-2 zone. The A-3 zone is intended for heavier agricultural operations, and requires two-acre lot sizes for residential uses. The A-2 zone is intended for moderate agricultural operations, and allows residential lots to be 40,000 square feet while requiring other uses to be two or more acres.

The general plan for the area indicates that the future of this area should be reserved for agricultural and residential uses, with one and five acre lots. It does not specify where the larger lot sizes should go or where the smaller lot sizes should go. Without that specificity this application seems to generally comply with the general plan.

The Western Weber Planning Commission has forwarded a positive recommendation for this rezone.

## Background

This rezone was submitted in an application to rezone several properties, as File #ZMA 2018-02. Because a rezone for this property is simpler than the others due to its compliance with the general plan, the planning commission

separated it from their decision on the others. The planning commission has forwarded a positive recommendation for this rezone.

The original rezone application, File #ZMA 2018-02 (for all of the properties), was first scheduled for a public hearing with the planning commission on June 12, 2018. The planning commission did not end up having a quorum that evening so instead of a public hearing, staff held a public comment meeting with the public to discuss the concerns, Staff then forwarded those concerns to the planning commission for their consideration in the July meeting.

On July 10, 2018, the planning commission held an official public hearing for this item. In this meeting the planning commission separated the rezone for this property from the other properties, and forwarded a positive recommendation to the county commission for just this property. The rezone of the other properties was tabled until the August meeting, and in August it was tabled until the September meeting.

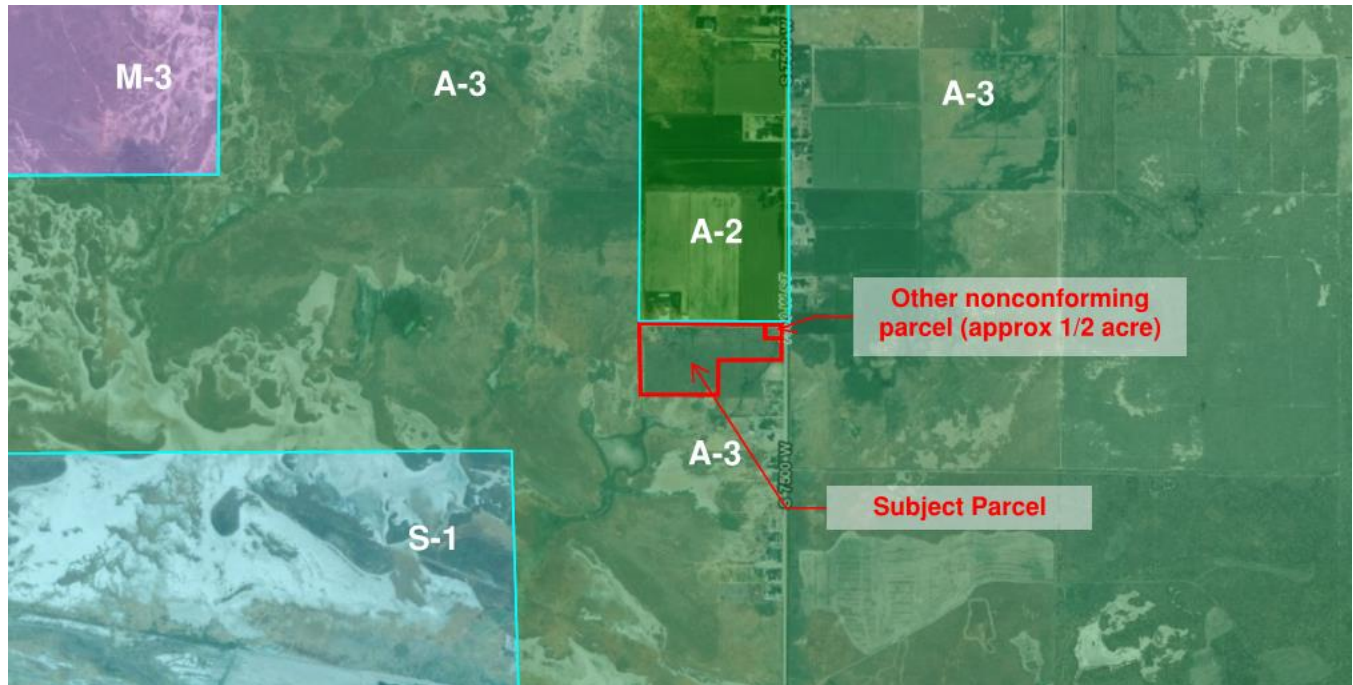
Upon the planning commission separation of this property's rezone from the others, staff created this new file, #ZMA 2018-05, for just this property.

A rezone of this property has a favorable recommendation from the planning commission.

## Policy Analysis

**Zoning.** The current zone of the subject parcel is A-3. The A-3 zone is typically reserved for heavier industrial agricultural operations, but there are some uses allowed in this zone that are less intense. **Figure 1**<sup>1</sup> displays current zoning and the parcels affected by the potential rezone.

**Figure 1: Current Zoning Map and the Subject Parcel(s).**

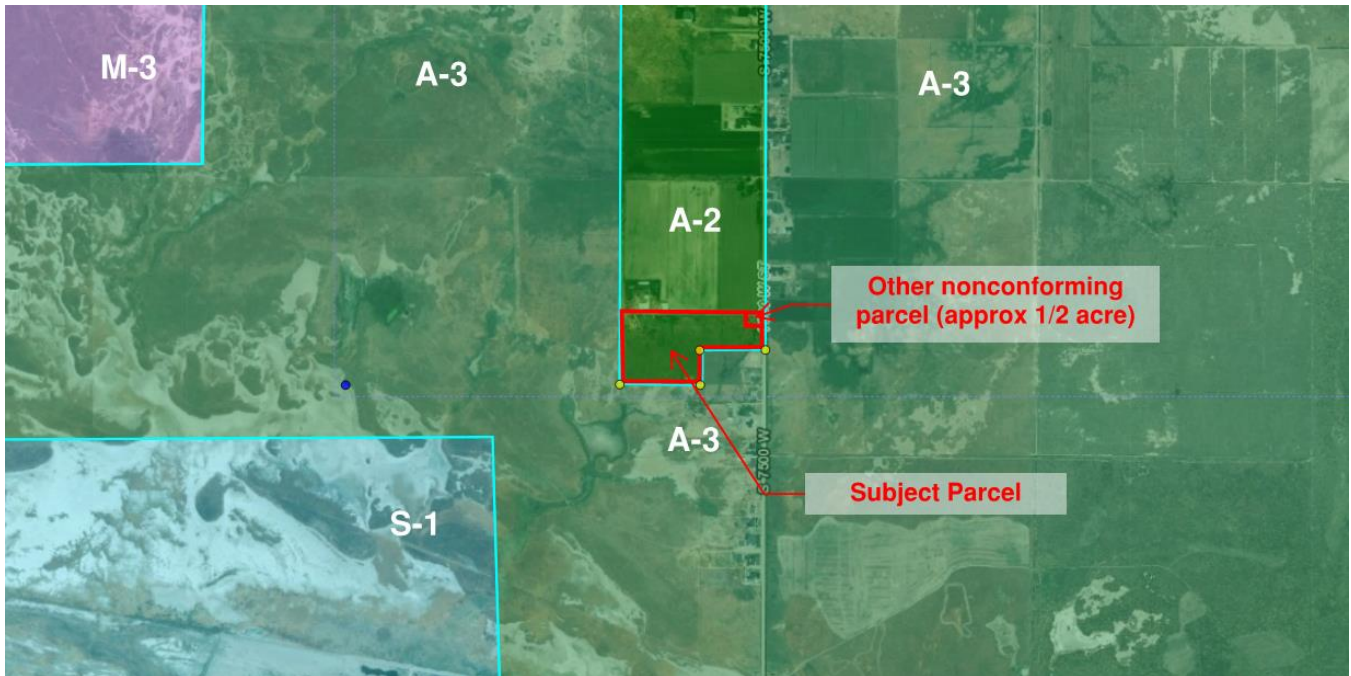


The requested for the subject parcel is the A-2 zone. As can be seen in **Figure 2**<sup>2</sup>, this rezone will extend the existing A-2 zone southward to encompass this parcel.

<sup>1</sup> See also Exhibit E.

<sup>2</sup> See also Exhibit E.

**Figure 2: Proposed Zoning Map and the Subject Parcel(s).**



Changing a zone from A-3 to A-2 comes with a few things to consider. The County Commission should review the uses that are different in each zone and the differences in lot size requirements<sup>3</sup>. The most prominent difference in terms of intensity of uses is that the A-3 zone requires residential lots to be two acres but the A-2 zone allows lots to be as small as 40,000 square feet (smaller if they cluster, but no more homes than would exist if all lots were 40,000 square feet).

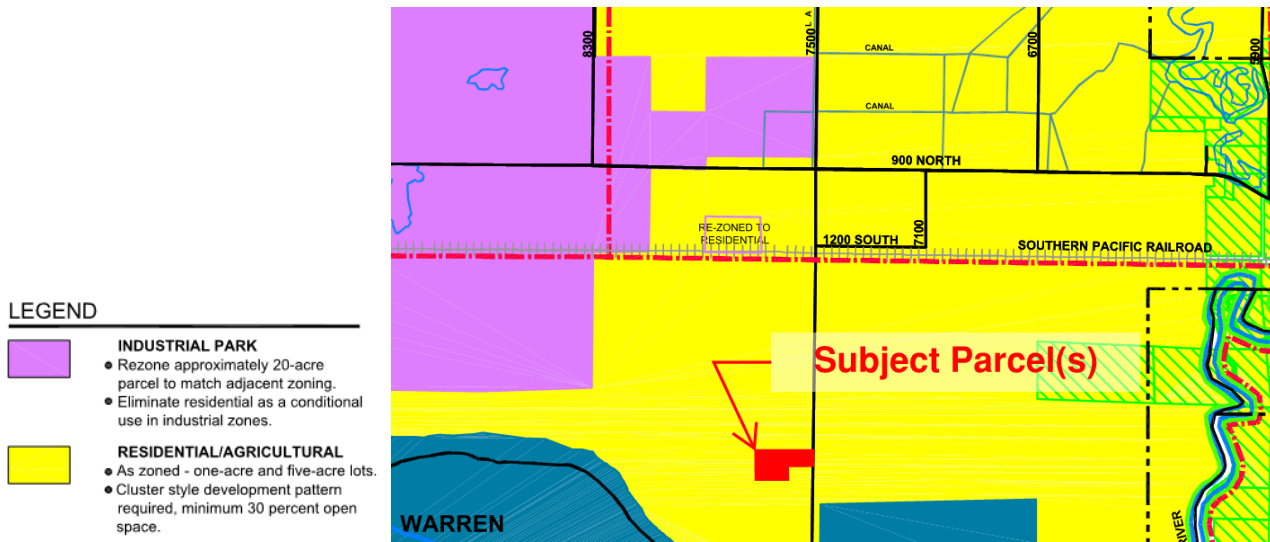
*Changing zoning.* The Weber County Land Use Code has a chapter that governs application-driven rezones. The following are excerpts and/or staff's commentary on how it applies to this application.

§ 102-5-2: Specifies that rezoning should be in compliance with the general plan. This rezone appears to comply with the general plan. **Figure 3**<sup>4</sup> shows that the general plan's Future Land Use Map has this area designated for either five acre or one acre agricultural or residential properties. Because the map and the plan offer no specific guidance on when and where a rezone from A-3 to A-2 is appropriate, an industry standard and, in some cases, a legal precedent, suggests that rezoning of individual parcels should only occur if adjacent parcels have the same zone.

<sup>3</sup> See Attachment F, a table of uses comparing the uses of the A-2 and A-3 zones.

<sup>4</sup> See also Attachment C and D.

**Figure 3: Future Land Use Map of the 2003 West Central Weber County General Plan (Zoomed to Area).**



*Spot zoning and nonconforming rights.* In this same manner a rezone should avoid “spot zoning,” or rezoning property in a manner that creates an island of one zone surrounded by a different zone unless otherwise recommended by the general plan. In order to avoid spot zoning, this rezone will need to rezone an adjacent parcel, as seen in **Figure 1**. It is parcel #10-048-0027 and owned by George A. Harris. It is only roughly half an acre, which conforms with neither the A-3 nor the A-2 zones development standards. We have not research the parcel to determine whether any legal nonconforming rights exist at this time. If those rights do exist, then rezoning it to the A-2 zone will make the parcel less nonconforming. If they do not exist, then rezoning the parcel to a zone that allows smaller acreage will assist that land owner in acquiring more adjacent property to become conforming to the new zone. Because of this parcel's current nonconforming or noncompliant issues, and to avoid spot zoning, we recommend including this parcel in the rezone. The land owner has been sent notice of this consideration but has not responded.

§ 102-5-3 sets forth approval criteria when considering a rezone. Because a rezone is legislative, this criterion allows broad deference to the County Commission’s legislative decision-make authority. The criterion is twofold:

- (a) *To promote compatibility and stability in zoning and appropriate development of property within the county, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety and welfare of the county and the purposes of this chapter.*
- (b) *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.*

§ 102-5-4 and § 102-5-5 sets forth application submittal criteria. In these chapters the County Commission will find that Weber County has previously adopted very strict requirements for rezones. These application requirements expect engineered drawings for concept plans, water and waste water provisions, and storm water runoff. This is a challenging burden to meet when a landowner is considering a rezone, and each of these are required prior to actual development of the land, so it may be redundant to require them.

*Concept development plan.* A concept development plan has been provided for the property<sup>5</sup>. This concept plan was not reviewed by the planning commission. Staff were unaware that a concept plan was required for a rezone prior to the planning commission’s decision. The applicant is aware of this and desires that this decision not be sent back to the planning commission for re-review, but rather that the county commission approve the rezone and only

<sup>5</sup> See Attachment G

require the applicability of the concept plan in so far as it represents possibilities for future development, not a decisive pattern of development. If the rezone is approved contingent on this concept development plan the ordinance requires that owner strictly comply with it. This is also a challenging burden, as future market trends and other future development patterns in the area may yield the need or desire for alternative development patterns on this site. Under § 102-5-6(1) the county commission may:

- (1) *The county commission may approve the proposed rezoning and concurrently approve a concept plan for the development, in whole or in part, with or without changes or conditions and adopt an ordinance rezoning the property;*

The applicant is requesting that the applicability of the concept plan be waived in as much part as the commission has authority to do so. Staff recommends doing the same.

*Locations of buildings and structures and their architectural designs.* The ordinance requires that the concept plan show the location of buildings and structures and their architectural designs. Once again, this might be a reasonable level of detail for a commercial site that has high visibility and might require a general plan change, but for a residential/agricultural development this is an extraordinary burden for a landowner to commit to at the rezone stage of development. The applicant asserts that the design and layout of lots and buildings will comply with the subdivision regulations and zoning standards in place at the time a subdivision is proposed, and that the buildings will appear as traditional residential buildings that are popular in the market at the time. The County Commission may determine that this requirement has been satisfied with this explanation.

*Access and traffic circulation.* This property is located near the southern terminus of 7500 West. If enabling development at the end of this dead-end road is a concern for the county commission, then a rezone that allows additional residences may be problematic. If this is not a concern for the commission, then note that the concept plan shows a street extending through the property and stubbing to the parcel to the west, with a temporary turn around until the property to the west decides to develop. This could allow future feedback loops for the transportation network of the area in the future.

*Water, waste water, fire, engineering, and other utilities.* This application was sent for review by all relevant review agencies. None returned any negative responses.

### **Planning Commission Recommendation**

The Western Weber Planning Commission offered a positive recommendation for this rezone on their July 10, 2018 meeting.

### **Staff Recommendation**

Staff also recommends adoption of the ordinance provided as Attachment A of this staff report. This will approve the rezone of the subject parcel as well as the adjacent 0.52-acre parcel known as parcel # 10-048-0027. It also extends the zone boundary eastward to the centerline of the road.

### **Attachments**

- Attachment A: Rezone Ordinance and Ordinance Exhibits.
- Attachment B: Application.
- Attachment C: 2003 West Central Weber County General Plan's Future Land Use Map.
- Attachment D: ZOOMED 2003 West Central Weber County General Plan's Future Land Use Map.
- Attachment E: Current and Proposed Zoning Maps (with Subject Parcels).
- Attachment F: Table of Uses Comparing the Uses of the A-2 and A-3 Zones.
- Attachment G: Conceptual Layout.

ORDINANCE NUMBER 2018-\_\_\_\_\_

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE PROPERTY ON 7500 WEST FROM A-3 TO A-2

WHEREAS, the Weber County Board of Commissioners have adopted a zoning map for the unincorporated areas of Weber County; and

WHEREAS, the Weber County Board of Commissioners have received an application to amend the adopted zoning map for certain properties along 7500 West; and

WHEREAS, after a duly noticed public hearing, the Western Weber Planning Commission have given a favorable recommendation for the zoning map amendment to the Weber County Board of Commissioners; and

WHEREAS, after a duly noticed public hearing, the Weber County Board of Commissioners have determined that the zoning map amendment complies with the intent of the West Central Weber County General Plan; and

WHEREAS, the Board of Weber County Commissioners have also determined that the proposed zoning map amendment is not detrimental to the health, safety, and general welfare of the area; and

WHEREAS, the Board of Weber County Commissioners have determined that this is an appropriate time and this is an appropriate location for the proposed zoning map amendment; and

WHEREAS, as part of their consideration, the Weber County Board of Commissioners have determined that strict compliance with a concept plan is unnecessary to facilitate the intent of the general plan or the purpose and intent of the existing or proposed new zone;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone property from the A-3 zone to the A-2 zone at approximately 1935 South, 7500 West. The graphic representation of the rezone is included and incorporated herein as Exhibit A. The legal description of the rezone is included as Exhibit B. In the event there is conflict between the two, the graphic representation shall prevail. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein, if recommended by the County Surveyor. The rezone shall extend to the centerline of the pavement of 7500 West along the entire frontage of the properties.

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By \_\_\_\_\_, James H. "Jim" Harvey, Chair

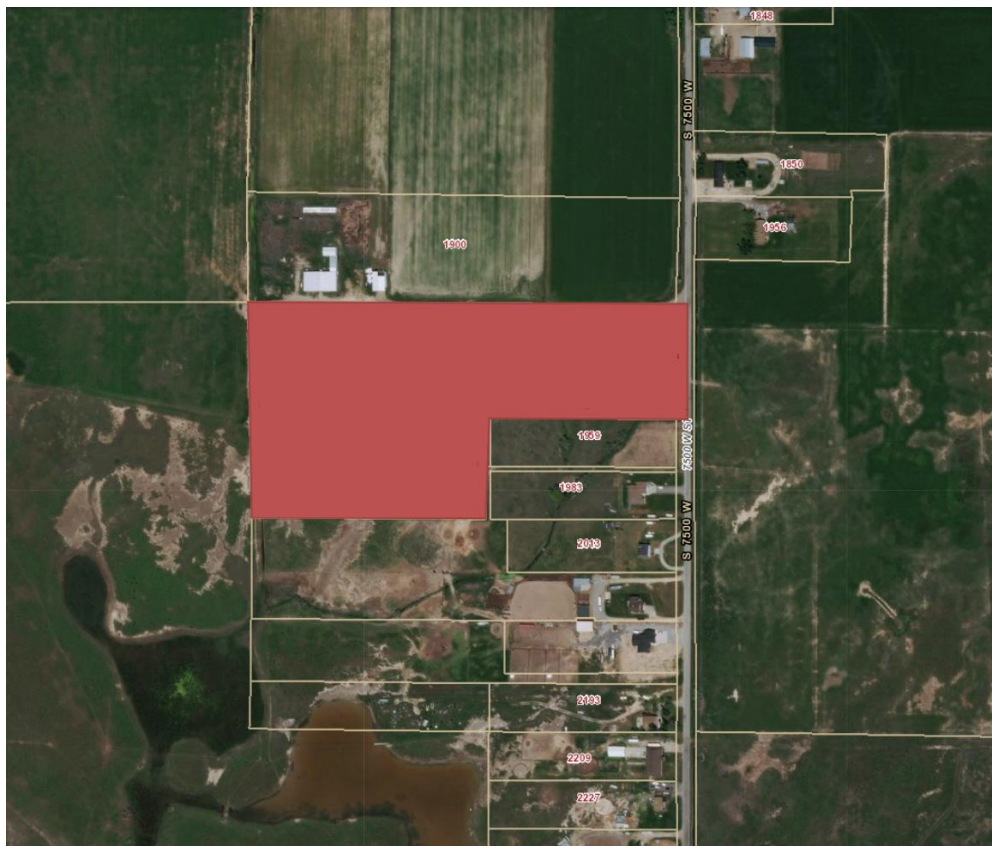
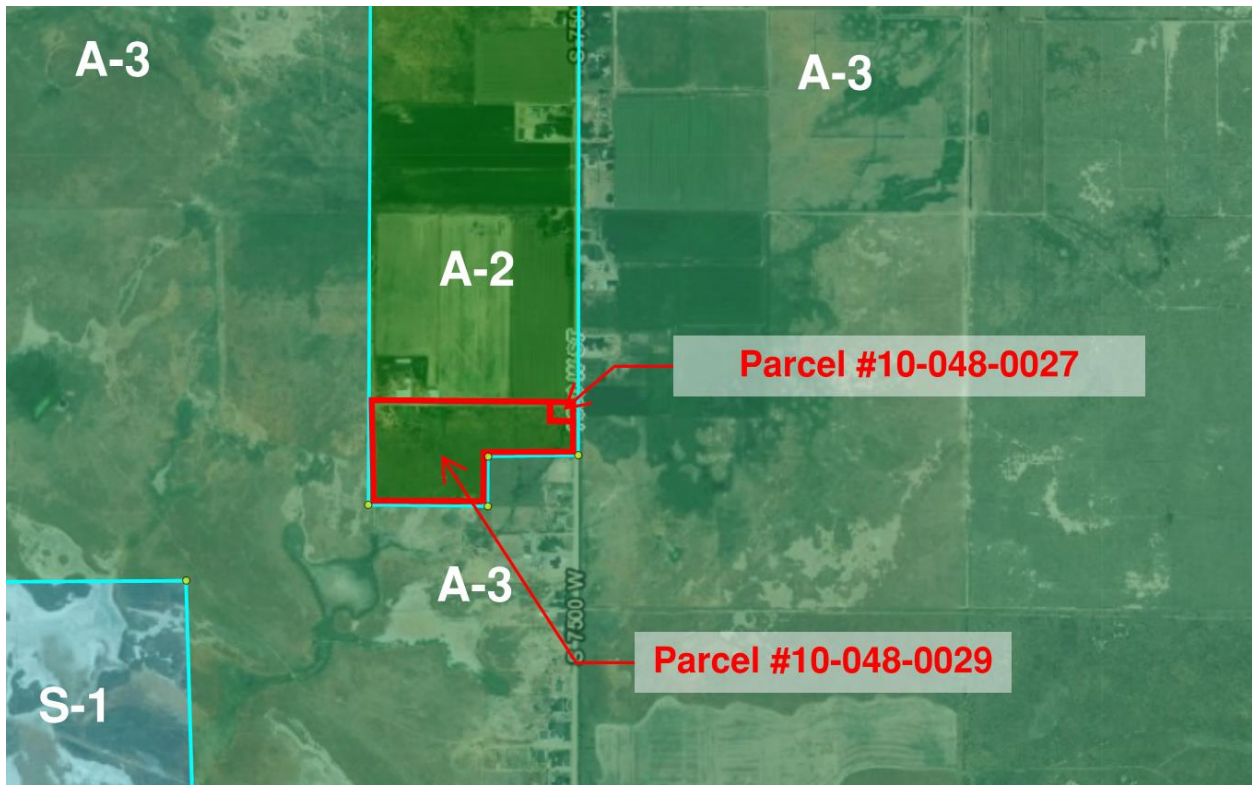
Commissioner Harvey voted \_\_\_\_\_
Commissioner Ebert voted \_\_\_\_\_
Commissioner Jenkins voted \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

Exhibit A

Graphic Representations  
Rezoning from A-3 to A-2



**Exhibit B****Legal Descriptions  
Rezoning from A-3 to A-2****Parcel #10-048-0029:**

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION, THENCE SOUTH 495 FEET, THENCE WEST 595.80 FEET; THENCE SOUTH 165 FEET, THENCE WEST 724.20 FEET, THENCE NORTH 660 FEET, THENCE EAST 1320 FEET TO POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING: BEGINNING AT A POINT 1815 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH 15 FEET; THENCE WEST 595.8 FEET; THENCE NORTH 15 FEET; THENCE EAST 595.8 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: RESERVING A LIFE ESTATE TO THE GRANTOR FOR THE FOLLOWING DESCRIBED PARCEL ONLY: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WEST 150 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER, THENCE SOUTH 150 FEET, THENCE EAST 150 FEET TO THE EAST LINE OF SAID QUARTER QUARTER THENCE NORTH 150 FEET TO THE POINT OF BEGINNING. (E#2711391) LESS AND EXCEPT: DAVIS MEATS SUBDIVISION. PG 155

**Parcel # 10-048-0027:**

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE WEST 150 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER, THENCE SOUTH 150 FEET, THENCE EAST 150 FEET TO THE EAST LINE OF SAID QUARTER QUARTER THENCE NORTH 150 FEET TO THE POINT OF BEGINNING. LIFE ESTATE (E#2711391) [NOTE: A DIVISION OF PROPERTY TOOK PLACE ON THIS PARCEL WITHOUT WRITTEN AUTHORIZATION AS REQUIRED BY UCA TITLE 10, CHAPTER 9a, PART 6.] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]



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	Received By (Office Use)	Added to Map (Office Use)
<b>Property Owner Contact Information</b>		
Name of Property Owner(s) <i>JP Farm + Ranch Randy Giordano Barbara Hagg</i>		Mailing Address of Property Owner(s) <i>400 S. 6700 W West Warren 84404</i>
Phone <i>801-391-7169</i>	Fax	
Email Address <i>jprice-4@hotmail.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Authorized Representative Contact Information</b>		
Name of Person Authorized to Represent the Property Owner(s) <i>John Price</i>		Mailing Address of Authorized Person <i>400 S. 6700 W Ogden UT 84404</i>
Phone <i>801-391-7169</i>	Fax	
Email Address <i>jprice-4@hotmail.com</i>	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
<b>Property Information</b>		
Project Name	Current Zoning <i>M-1</i>	Proposed Zoning <i>A-1 or A-2</i>
Approximate Address <i>650 S. 7900 W. Ogden 84404</i>	Land Serial Number(s) <i>100370038    100370014    100370004 100370028    100370013 100370029    100370011</i>	
Total Acreage <i>140</i>	Current Use <i>Farm / Residential</i>	Proposed Use <i>Farm / Residential</i>
<b>Project Narrative</b>		
Describing the project vision.  <i>Desire to change our M-1 zoning to A-1 or A-2. Currently there is far greater advantage for us having A-1 or A-2. There is no realistic opportunity for Manufacturing to ever purchase our property.</i>		

Project Narrative (continued...)

How is the change in compliance with the General Plan?

change Doesn't change any opportunity for manufacturing growth.

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

Current zoning has no logical reason for this particular M-1 location. It would be far better for county and property owners to have this in A-1 or A-2. Also all current residents in community are in favor of this change.

Project Narrative (continued...)

How is the change in the public interest?

This provides a buffer from manufacturing being put in the middle of Residential areas.

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

More desire for Residential Development.

Project Narrative (continued...)

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

Helps keep residents home values and safety.

Property Owner Affidavit

I (We), John Price, Randy Gordon, Barbara Higgs 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.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)

Subscribed and sworn to me this 20 day of March, 2008

[Signature]

(Notary)



Authorized Representative Affidavit

I (We), Randy Giordano Barbara Higgs, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), John Price, 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.

[Signature]  
(Property Owner)

[Signature]  
(Property Owner)  
[Signature]

Dated this 8 day of March, 20 18, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]  
(Notary)





**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

<b>Customer Receipt</b>	
Attachment B: Application	Receipt Number
	<b>74759</b>

<b>Receipt Date</b>
<b>04/19/18</b>

Received From:  
John Price

Time: 15:58  
Clerk: tbennett

Description	Comment	Amount
Zone and Genera	Zone and General Ame	\$2,352.00

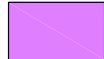



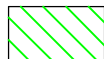





Payment Type	Quantity	Ref	Amount
CHECK		1	

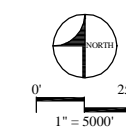
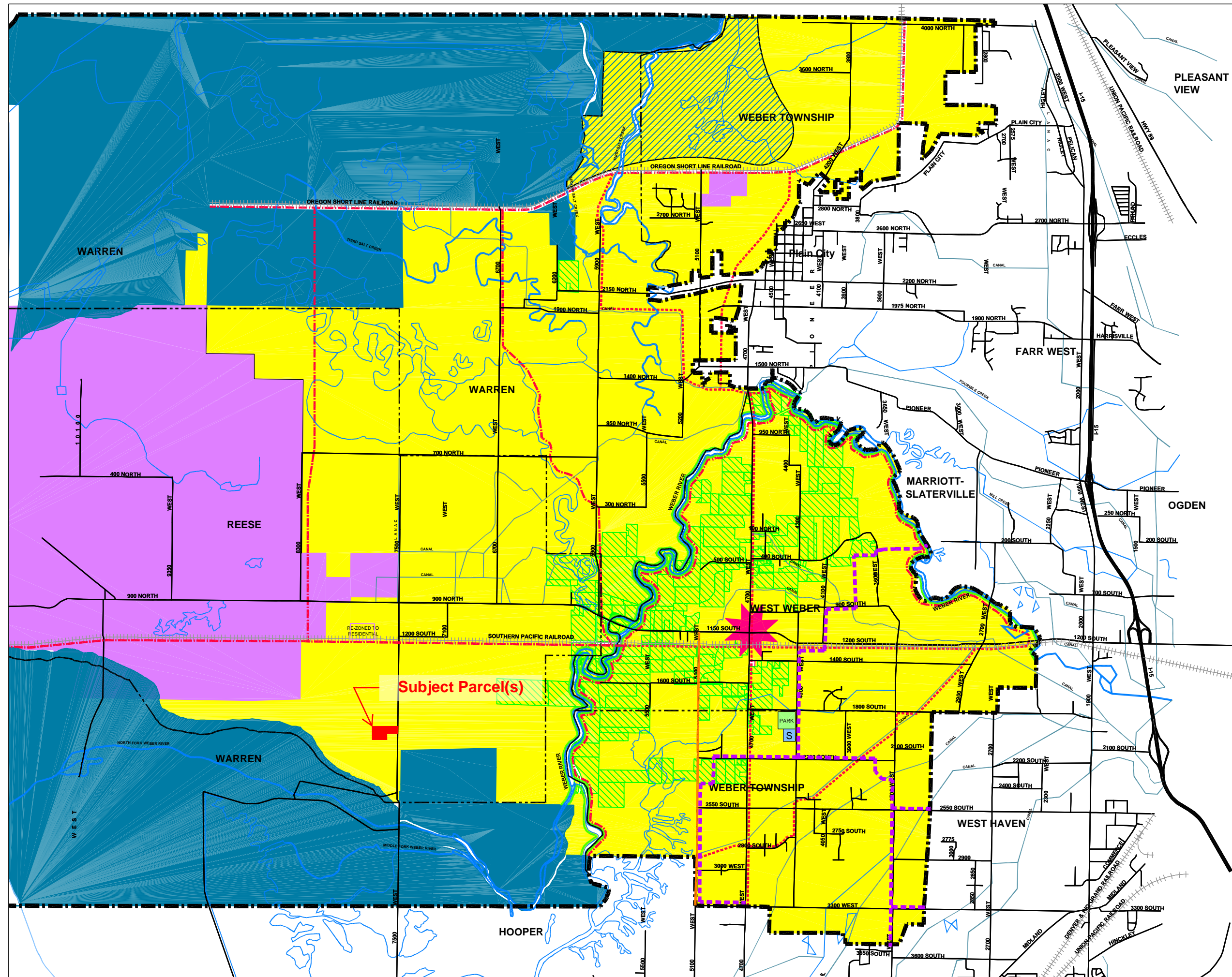
AMT TENDERED:	\$2,352.00
AMT APPLIED:	\$2,352.00
CHANGE:	\$0.00

# WEST CENTRAL WEBER COUNTY GENERAL PLAN

## PROPOSED LAND USE MAP 2-4

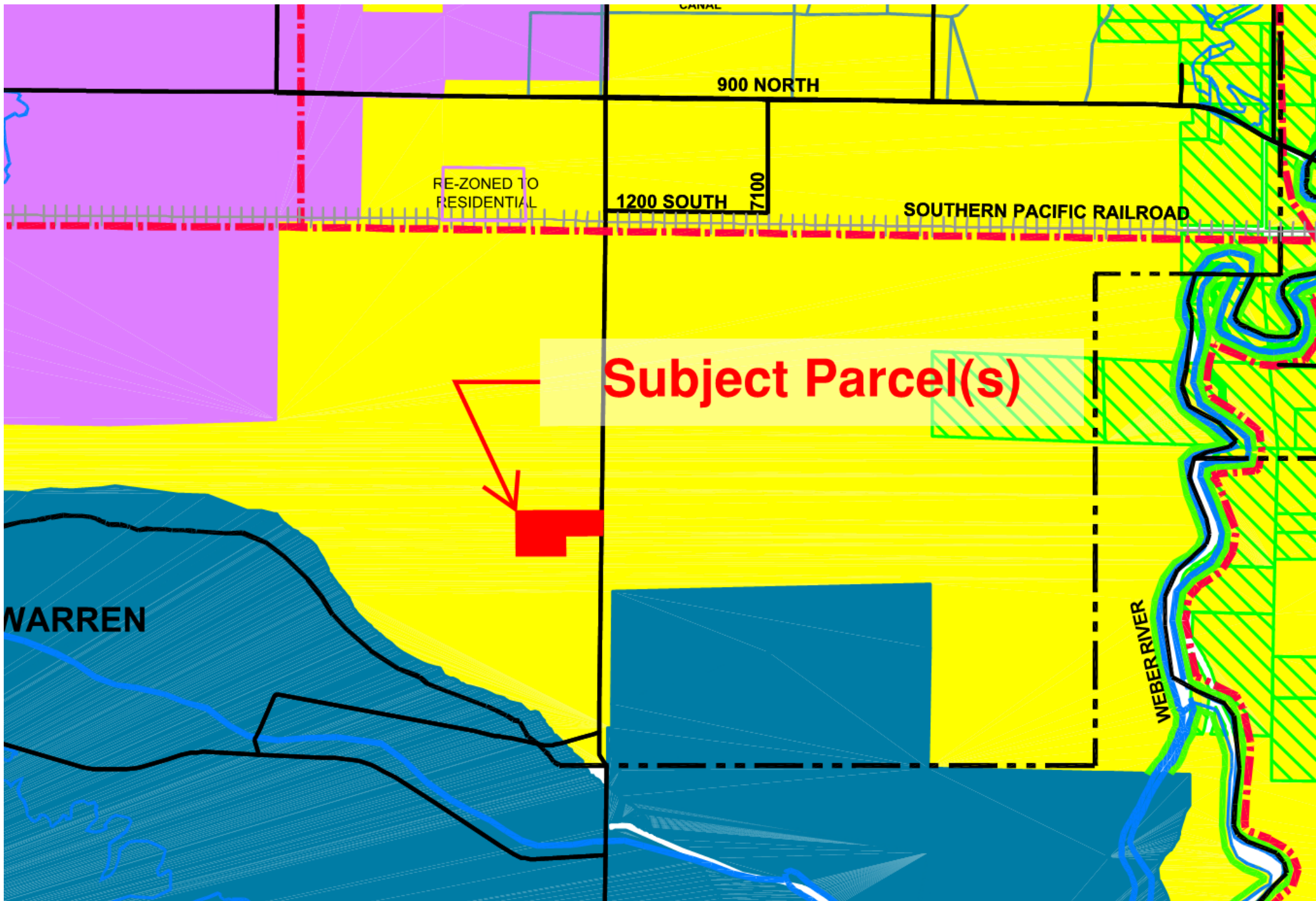
### LEGEND

- 
**INDUSTRIAL PARK**
  - Rezone approximately 20-acre parcel to match adjacent zoning.
  - Eliminate residential as a conditional use in industrial zones.
- 
**RESIDENTIAL/AGRICULTURAL**
  - As zoned - one-acre and five-acre lots.
  - Cluster style development pattern required, minimum 30 percent open space.
- 
**EXISTING STATE / FEDERAL LAND WATERFOWL MANAGEMENT AREA**
- 
**COMMUNITY VILLAGE CENTER**
  - Commercial node of 7 to 14 acres of supportable neighborhood services.
  - First response emergency service.
- 
**EXISTING AGRICULTURE PROTECTION AREAS**
  - Unchanged
- 
**EXISTING SEWER**
- 
**PROPOSED 100' WIDE SETBACK ALONG RIVER**
- 
**SCHOOLS AND PARKS**
  - New High School as planned by Weber School District.
  - Adjacent 20-acre park.
- 
**TRAILS**
  - Pedestrian and bicycle trails along railroad tracks, selected canals, major roadways, and Weber River.
  - Equestrian trails.
- 
**TOWNSHIP BOUNDARY**

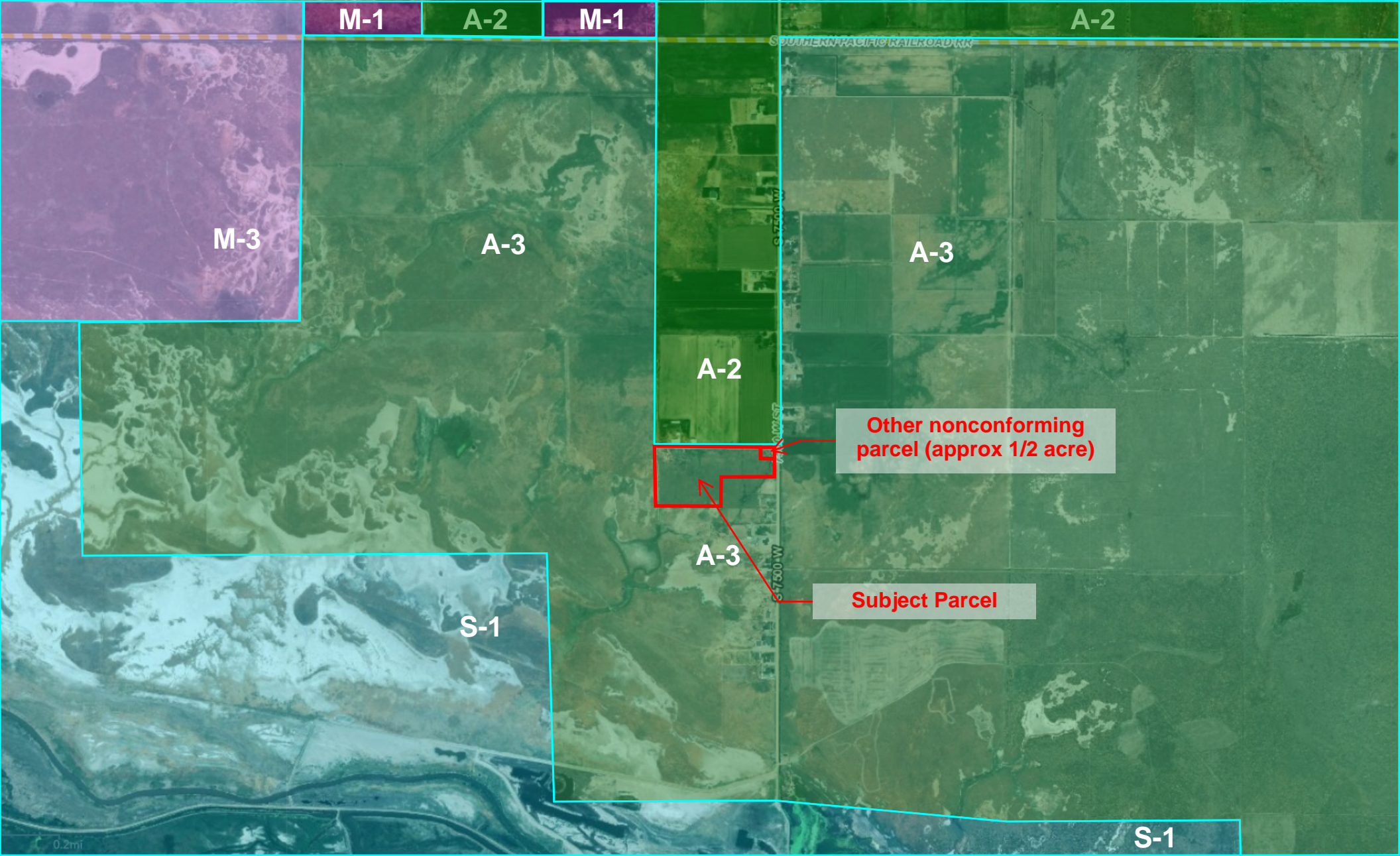


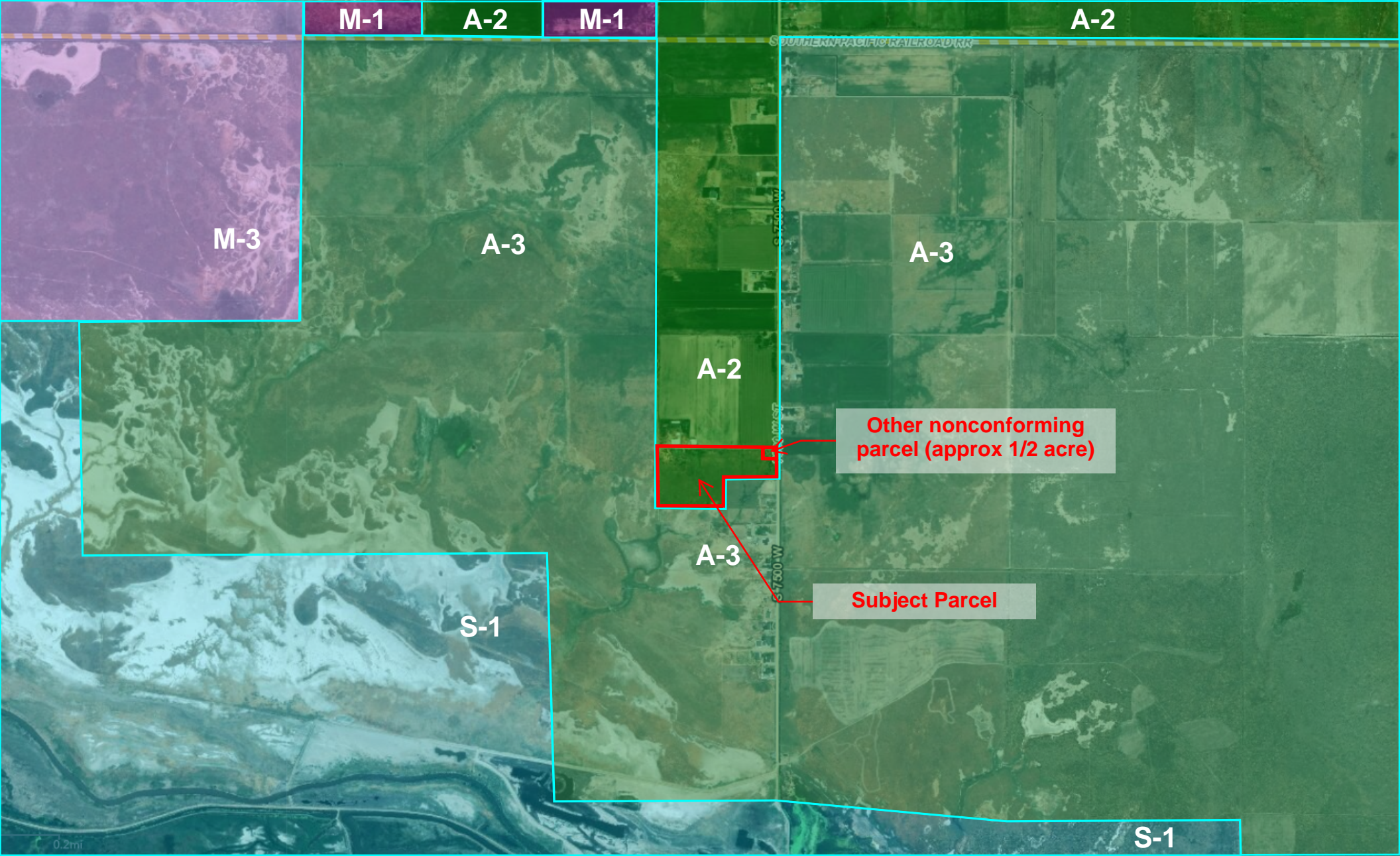
**LANDMARK DESIGN**  
 LANDSCAPE ARCHITECTURE AND LAND PLANNING  
 2834 HIGHLAND DRIVE  
 SALT LAKE CITY  
 UTAH 84106  
 PHONE (801) 474-3300  
 FAX (801) 474-3303  
 INCORPORATED

September 23, 2003









**Attachment F: Table of Uses Comparing the Uses of the A-2 and A-3 Zones.**

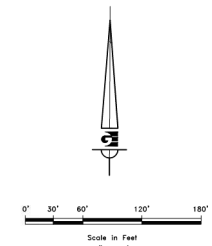
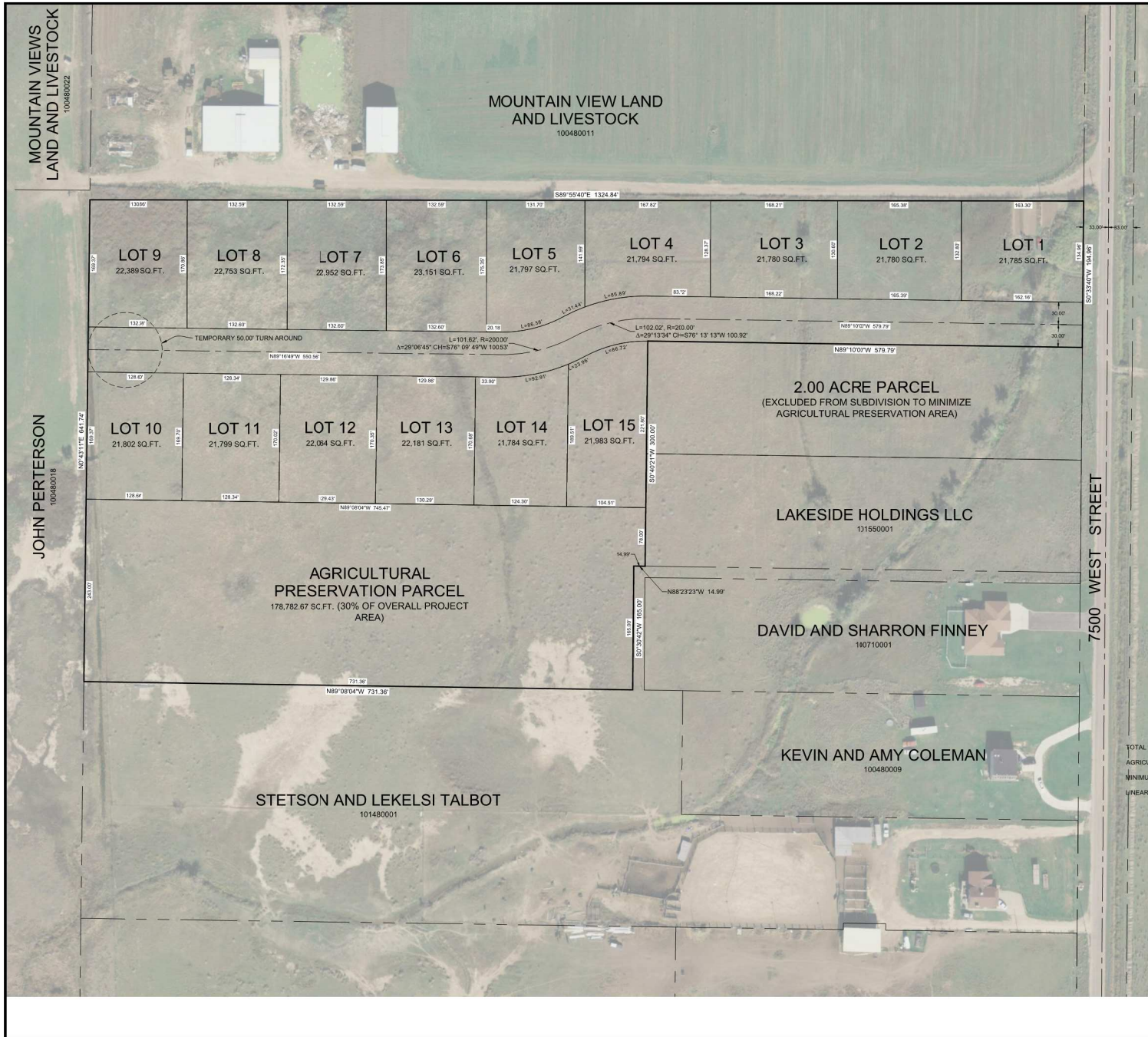
<b>Uses</b>	<b>A-2</b>	<b>A-3</b>
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use.	P	P
agricultural experiment station	P	P
Agriculture,	P	P
Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).	C	C
Airports, private and commercial.	C	C
animal hospital or clinic, dog breeding, dog kennel, dog training school, provided any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line.	C	P
Animals or fowl kept for family food production as an accessory use.	P	P
apiary	P	P
aquarium.	P	N
aviary	P	P
Cemetery	P	N
Child day care.	C	C
Chinchilla Raising	P	P
Church, synagogue or similar building used for regular religious worship.	P	P
Circus or transient amusement.	C	C
Cluster subdivision in accordance with title 108, chapter 3 of this Land Use Code.	P	P
Commercial campgrounds and picnic areas meeting the requirements of title 108, chapter 20 (forest campgrounds).	C	C
Commercial soil composting manufacture and sale	N	C
Commercial soil composting, manufacture, and sales on a minimum of ten acres.	C	N
Convalescent or rest home	P	P
Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than 100 feet from a public street and not less than 25 feet from any rear or side lot line.	P	P
Correctional institution.	C	C
Dairy farm and milk processing and sale provided at least 50 percent of milk processed and sold is produced on the premises.	P (5 Acres Required)	P (5 Acres Required)
Dairy or creamery	N	P P (5 Acres Required)
Dog Pound	N	P (5 Acres Required)
Educational/institutional identification sign.	C	C
Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver.	P (5 Acres Required)	P (5 Acres Required)
Fruit or vegetable stand for produce grown on the premises only.	P	P
Fur farm.	P (5 Acres Required)	P (5 Acres Required)
Golf course, except miniature golf course.	P	P
Golf driving range.	P (5 Acres Required)	P (5 Acres Required)
Grain storage elevators.	P (5 Acres Required)	P (5 Acres Required)
Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.	P	P
Greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide, and insecticide products, tools for garden and lawn care and the growing and sale of sod.	C	N

Attachment F: Table of Uses Comparing the Uses of the A-2 and A-3 Zones.

Gun club;	C	C (5 Acres Required)
Hog ranch, provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises, all pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained as required by the building inspector and health officer.	N	C
Home occupations -- with visiting clientele	N	P
Home occupations—with no visiting clientele.	P	P
Horse racing and training track, cutter racing track, including indoor concessions as an accessory use.	C	C
Household pets.	P	P
Laboratory facility for agricultural products and soils testing.	C	C
Livestock feed or sales yard.	N	C
Manure spreading, drying and sales.	N	C
Mines, quarries, gravel pits in accordance with Weber County Excavation and Clean Fill Ordinance.	C	C
Outdoor recreation club activities for horse riding, bow and arrow shooting, snowmobiling, etc.	C	C
Parking lot accessory to uses allowed in this zone.	P	P
Planned residential unit development in accordance with title 108, chapter 4 of this Land Use Code.	C	C
Private equestrian training and stable facilities on a minimum of five acres of land and at a density of not more than ten horses per acre.	C	N
Private park, playground or recreation area not open to the general public and to which no admission charge is made, but not including privately owned commercial business.	C	C
Private park, playground or recreation area, but not including privately owned commercial amusement business.	P	P
Private stables, horses for private use only and provided that not more than two horses may be kept for each one-half acre within any lot.	P	P
Public building; public park, recreation grounds and associated buildings; public school; private education institution having a curriculum similar to that ordinarily given in public schools.	P P (5 Acres Required)	P P (5 Acres Required)
Public stables.		
Public storage facilities developed by a public agency and meeting requirements of title 108, chapter 10.	C	C
Public utility substations.	C	C
Radio or television station or tower.	C	C
Raising and slaughtering of rabbits limited to a maximum of 500 rabbits at any one time.	C	N
Residential facilities for handicapped persons meeting the requirements of section 108-7-13.	C	C
Residential facility for elderly persons meeting the requirements of section 108-7-15.	C	C
Residential facility for troubled youth subject to the requirements listed in section 108-7-14.	C	C
Riding academy	N	P (5 Acres Required)
Rodeo grounds.	C	C
Sanitarium and hospitals	C	P (5 Acres Required)

Attachment F: Table of Uses Comparing the Uses of the A-2 and A-3 Zones.

School bus parking, provided the vehicle is parked at least 30 feet from a public street.	C	C
Single-family dwelling.	P	P (2 Acres Required) C (5 Acres Required)
Skeet shooting range; Slaughterhouse	C N	C C
Slaughtering, dressing and marketing on a commercial scale of chickens, turkeys or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five acres.	C	N
Small wind energy system.	C	C
Sugar beet loading or collection station and dump sites.	P	P
Temporary buildings for use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.	P	P
The keeping and raising of not more than ten hogs more than 16 weeks old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises.	P (5 Acres Required)	P (5 Acres Required)
The overnight parking of not more than one vehicle other than an automobile, light truck or recreation vehicle, of not more than 24,000 pounds net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least 50 feet from a public street.	C	C
The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughterhouse.	P (5 Acres Required)	P (5 Acres Required)
The use and storage of farm equipment and other related equipment such as a backhoe, front-end loader or up to a ten-wheel truck, to be used by a farm owner, farm employee and/or a contracted farm operator of a bona-fide farm operation consisting of five acres or more, for off-farm, non-agricultural related, construction work to supplement farm income.	C	C
Turf horse jumping course.	C	C
Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations.	C	C

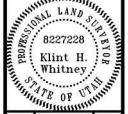


- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - EXISTING FENCE LINE

**NOTES:**

TOTAL PROJECT AREA 590,6794 SQUARE FEET OR 13.56 ACRES.  
 AGRICULTURAL PROTECTION AREA 30% = 177,202.18 SQUARE FEET OR 4.07 ACRES.  
 MINIMUM LOT AREA = 21,780 SQUARE FEET OR 0.50 ACRES.  
 LINEAR FEET OF ROAD = 1,334 L.F.

REVISIONS	DATE	DESCRIPTION



CONCEPTUAL SUBDIVISION LAYOUT FOR JASON HARROP  
 +/- 2000 SOUTH 7500 WEST, WEBER COUNTY, UTAH  
 LOCATED IN THE NORTH-EAST QUARTER OF SECTION 27,  
 TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING

5150 SOUTH 875 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0666

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