

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) ZMA 2013-01
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Property Owner Contact Information

Name of Property Owner(s) Emily Fuller		Mailing Address of Property Owner(s) 1015 N 7300 E Huntsville, ut 84317
Phone 801-668-5332	Fax None	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address emilymakesyouhappy@gmail		

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) JEFF GOOD		Mailing Address of Authorized Person 1882 River Run Dr. Huntsville, ut 84317
Phone 801-781-2224	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address jeffgood@pru-utah.com		

Property Information

Project Name Fuller zone change	Current Zoning FS	Proposed Zoning FV3
Approximate Address 6972 N North Fork Rd Liberty, ut 84310	Land Serial Number(s)	
Total Acreage 3	Current Use Residential	Proposed Use Residential

Project Narrative

Describing the project vision.

To change the current zoning regulation from FS to FV3. This change will allow the lot and neighboring lot to become a FV3 in order to adhere to the County ordinances. In 2004 the Weber County General Plan states, that the County would be willing to accept creative solutions, in order for property owners to maintain and keep all property rights. We want to be in Compliance with all requirements.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

This change would allow one more home to be built. All remaining lots would not affect the physical landscape and all comply with the General Plan.

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

In 2004 Weber County issued us a land use permit and a building permit. In doing so I trusted and relied on Weber County issuing the necessary and proper permits. At that time I thought I was in compliance with all zoning requirements. By now allowing this change I can become a legal lot and still fit the FV3 zone. I want to protect the money that has been put into this home all the while thinking that we were OK with the current county ordinances.

Project Narrative (continued...)

How is the change in the public interest?

It will allow the lot to become in compliance with the general plan and zoning ordinances.

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

None that I am aware of...

Project Narrative (continued...)

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

This change will not affect any issue regarding the health and welfare of any inhabitants. This change will still meet and exceed the 2000 general plan.

Property Owner Affidavit

I (We), Emily Fuller, 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]

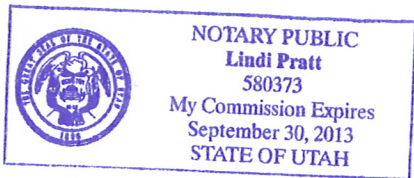
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 4 day of February, 20 13.

[Signature]

(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

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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- 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



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.



This map outlines the specific lots that would benefit from a zone change from the current F5 to a new FV3.



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

*** REPRINT ***

Date: 04-FEB-2013

Receipt Nbr: 1573

ID# 9467

Employee / Department: MIKE - 4181 - PLANNING
Monies Received From: EMILY FULLER
Template: PUBLIC WORKS
Description: REZONE APPLICATION

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	\$	_____	500.00
Grand Total	\$	=====	500.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		500.00
TOTAL \$			500.00

Check Amounts

500.00

Total Checks: 1

Total Check Amounts: \$ 500.00

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