

**WEBER COUNTY
ORDINANCE 2020-20**

**AN ORDINANCE AMENDMENT REMOVING CONFERENCE CENTER FROM FR-1
AND FV-3 ZONES.**

**AN ORDINANCE AMENDING THE WEBER COUNTY LAND USE CODE TO
REMOVE CONFERENCE/EDUCATION CENTER FROM BOTH THE FR-1 AND
THE FV-3 ZONES, AND DEFINING "EDUCATIONAL INSTITUTION."**

WHEREAS, the Board of County Commissioners of Weber County has heretofore adopted land use regulations for the unincorporated areas of Weber County; and

WHEREAS, these land use regulations include zones, including a Forest Residential (FR-1) Zone and a Forest Valley (FV-3) Zone, that govern the establishment of land uses and site development standards; and

WHEREAS, the Board of County Commissioners of Weber County has applied these zones to certain real property in the unincorporated area of the County by adopting a zoning map; and

WHEREAS, the use of "conference/education center" is a use listed as conditionally permitted in the FV-3 and FR-1 zones; and

WHEREAS, the Board of County Commissioners of Weber County have determined that a "conference/education center" is not compatible with other uses allowed in the FV-3 and FR-1 zones; and

WHEREAS, The Ogden Valley Planning Commission, after a duly noticed public hearing on November 17, 2020, forwarded a positive recommendation to the Board of County Commissioners of Weber County for the removal of "conference/education center" from the FV-3 and FR-1 zones;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows:

SECTION 1: AMENDMENT "Sec 104-13-3 Conditional Uses" of the Weber County County Code is hereby *amended* as follows:

AMENDMENT

Sec 104-13-3 Conditional Uses

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (a) Bed and breakfast dwelling, subject to the following standards:
 - (1) Two parking spaces shall be provided for the host family plus one space for each guest room;
 - (2) Proprietor or owner shall occupy the property;
 - (3) Meals shall only be served to overnight guests;
 - (4) Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
 - (5) Not more than two guests sleeping rooms per dwelling;
 - (6) Allowed only in existing dwellings with no exterior additions nor change in residential character; and
 - (7) Business license shall be obtained.
- (b) Bed and breakfast inn, subject to the following standards and criteria:
 - (1) Proprietor or owner shall occupy the premises;
 - (2) Not more than seven sleeping rooms per inn.
 - (3) The lot must be at least 2½ acres in area with frontage on a public street of at least 250 feet in width;
 - (4) The lot shall have frontage on a major street as shown on the county general plan (state highway or county major street);
 - (5) The lot shall not be in a recorded subdivision unless the lot is specifically created for the purpose of a bed and breakfast inn;
 - (6) The inn shall be at least 300 feet from the nearest existing dwelling;
 - (7) Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
 - (8) The guest parking shall be in the rear of the inn;
 - (9) Meals shall be served to registered overnight guests only;
 - (10) Signs are limited to one nameplate or one identification sign of not more than eight square feet in area;
 - (11) The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan;
 - (12) The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
 - (13) A business license shall be obtained;
 - (14) All units to be in one building together with owner's residence.
- (c) Church, synagogue or similar permanent building used for regular religious worship.
- (d) Educational institution, with five acre minimum lot size.
- (e) Educational/institutional identification sign.
- (f) Golf course, except miniature golf.
- (g) Parking lot accessory to uses permitted in this zone.
- (h) Planned residential unit development in accordance with title 108, chapter 5 of this Land Use Code.
- (i) Private park, playground or recreation area, but not including privately owned commercial amusement business.
- (j) Public building, public park, recreation grounds and associated buildings.
- (k) Public utility substations.
- (l) Ski resorts, including summer skateboard activities as an accessory use.
- (m) Water storage reservoir developed by a public agency.

(n)

~~Conference/education center, with five-acre minimum lot size.~~

(Ord. of 1956, § 12-3; Ord. No. 3-72; Ord. No. 19-77; Ord. No. 15-86; Ord. No. 9-90; Ord. No. 14-92; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-42; Ord. No. 99-23; Ord. No. 2003-2; Ord. No. 2010-20)

SECTION 2: AMENDMENT “Sec 104-14-3 Conditional Uses” of the Weber County County Code is hereby *amended* as follows:

A M E N D M E N T

Sec 104-14-3 Conditional Uses

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

- (a) Agri-tourism; meeting the requirements of title 108, chapter 21 (agri-tourism).
- (b) Bed and Breakfast dwelling subject to the following standards:
 - (1) Two parking spaces shall be provided for the host family plus one space for each guest room;
 - (2) Proprietor or owner shall occupy the property;
 - (3) Meals shall only be served to overnight guests;
 - (4) Signs are limited to a nameplate identification sign not exceeding two square feet in area per dwelling;
 - (5) Not more than two guests sleeping rooms per dwelling;
 - (6) Allowed only in existing dwellings with no exterior additions nor change in residential character;
 - (7) Business license shall be obtained.
- (c) Bed and breakfast inn subject to the following standards and criteria:
 - (1) Proprietor or owner shall occupy the premises;
 - (2) Not more than seven sleeping rooms per inn;
 - (3) The lot shall be at least three acres in area with frontage on a public street of at least 250 feet in width;
 - (4) The lot shall have frontage on a major street as shown on the county master plan (state highway or county major street);
 - (5) The inn shall be at least 300 feet from the nearest existing dwelling;
 - (6) Two parking spaces shall be provided for the host family plus one space for each guest sleeping room;
 - (7) The guest parking shall be in the rear of the Inn;
 - (8) Meals shall be served to registered overnight guests only;
 - (9) Signs are limited to one name plate or one identification sign of not more than eight square feet in area;
 - (10) The site shall be landscaped to provide a visual and noise buffer to adjoining property; a landscape plan shall be submitted with site plan.

- (11) The inn shall be of a historic period or other distinguishable architectural style or design so as not to resemble the modern block motel appearance;
- (12) A business license shall be obtained;
- (13) All units to be in one building together with owner's residence.
- (d) Small events, such as weddings, family reunions, business retreats and art/cooking classes, not to exceed 75 participants and not more than four events held per calendar month, and only when conducted as an accessory use to an approved bed and breakfast inn.
- (e) Church, synagogue or similar permanent building used for regular religious worship.
- ~~(f) Conference/education center.~~
- (g) Educational institution.
- (h) Educational/institutional identification sign.
- (i) Golf course, except miniature golf.
- (j) Parking lot accessory to uses permitted in this zone.
- (k) Planned residential unit development in accordance with title 108, chapter 5 of the Land Use Code.
- (l) Private park, playground or recreation area, but not including privately owned commercial amusement business.
- (m) Public building, public park, recreation grounds and associated buildings.
- (n) Public utility substations.
- (o) Recreation lodge.
- (p) Ski resorts, including summer skateboard activities as an accessory use.
- (q) Water pumping plants and reservoirs.
- (r) Recreation lodge.
- (s) Waste water treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations, but not including individual water disposal systems.

(Ord. of 1956, § 12B-3; Ord. No. 2003-2; Ord. No. 2004-9; Ord. No. 2007-7; Ord. No. 2010-20; Ord. No. 2012-19, pt. 7(§ 12B-3), 12-18-2012)

SECTION 3: AMENDMENT “Sec 101-2-6 E Definitions” of the Weber County County Code is hereby *amended* as follows:

A M E N D M E N T

Sec 101-2-6 E Definitions

Earth-toned. The term "earth-toned" means any local naturally occurring color originating from the earth, usually containing brown hues or tinted with gray. Easement means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

Educational institution. The term "*educational institution*" means a place where people of all ages

gain an education, including preschools; elementary, middle, and high schools; and institutions of higher education.

Emergency services plan. The term "emergency services plan" means a document that describes, in general, the emergency facilities and level of staffing that are part of (or will provide services to) a proposed resort. The plan is supplemental to an overall master plan and consists of but is not limited to the following sections: an executive summary, list of facilities (e.g., fire/sheriff) and phasing schedule describing emergency personnel staffing and anticipated time and general location of facility construction if applicable.


Estate lot. The term "estate lot" means a lot within a subdivision, intended for the use of a dwelling unit, that contains at least five and one-quarter acres.

PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS DECEMBER 08, 2020.

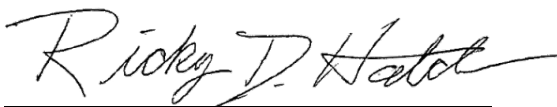
	AYE	NAY	ABSENT	ABSTAIN
Gage Froerer	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Jim "H" Harvey	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Scott K. Jenkins	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Gage Froerer, Board of Commissioners
Chair, Weber County



Ricky D. Hatch, CPA, Clerk/Auditor
Weber County