

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

SEE ATTACHMENT

Received By (Office Use)

Added to Map (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

SEE ATTACHMENT

Mailing Address of Property Owner(s)

Phone

Fax

Email Address

Preferred Method of Written Correspondence

Email Fax Mail

Ordinance Proposal

Ordinance to be Amended

SEE ATTACHMENT

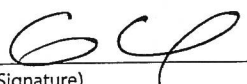
Describing the amendment and/or proposed changes to the ordinance:

Ordinance Proposal (continued...)

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Applicant Affidavit

I (We), CHRISTOPHER CROSS, 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.

 7 FEB 14
(Signature)

(Signature)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Weber County Text Amendment Application

Date Submitted:

07FEB2014

Property Owner Contact Information:

Christopher Cross (prospective lessee)
P.O. Box 597
Eden, UT 84310
(801) 920-1110
xcross@me.com (preferred contact method)

Ordinance Proposal:

Ordinance to be Amended:
Ogden Valley Manufacturing Zone
Title 104
Chapter 23
Section 104-23-2

Proposed changes to the ordinance:

21B-2 Permitted Uses:

By adding business type: Craft or Artisan Distillery

Definition: Craft Distillers produce alcoholic beverage spirits by distillation, or by infusion through re-distillation. Maximum production for a "craft" or "artisan" distiller should not exceed 250,000 proof gallons per year. The "craft" or "artisan" distiller uses a pot still, with or without rectification columns, for distillation of beverage spirits. A distiller starting with neutral spirits produced by others, who redistills without substantially altering the neutral character of the spirit may not be said to be a "craft" or "artisan" distiller.

This business type is consistent with the characteristics and purpose of the Ogden Valley Manufacturing Zone. The characteristics of a light manufacturing zone are appropriate for limited industrial uses and trades, and are created in areas having access to major streets and present a low likelihood of conflict with other uses, as well as a low potential for adverse impacts on the overall image of the community. The purpose of the zone is to accommodate a range of industrial activities that is of limited intensity, such as warehousing and wholesaling and small-scale production and processing activities. This business type is also consistent with the zoning goal of providing a diversified employment base for the community while limiting traffic, noise, dust, fumes, odors, smoke, vapor, vibration or industrial waste disposal problems.

The manufacturing process and warehousing of product is accomplished with all activities and storage inside an enclosed building. The process also does not produce outside noise, smell, smoke or byproducts of the manufacturing process.

Sales of the product produced on site are allowed and licensed by the Utah Department of Alcoholic Beverage Control (DABC) statutes and rules. Production and sales are also heavily regulated and licensed by the federal government via the Alcohol & Tobacco Tax & Trade Bureau (TTB).



Weber County

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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: 05 FEB 2013 Time: 2:45 pm

- Staff member assigned to process application: SCOTT MENDOZA

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 to a Mobile Home Park, Gravel, Commercial, or Manufacturing zone</u>	\$500

Approval Criteria



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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.



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** Save this receipt for your records ***

Date: 07-FEB-2014

Receipt Nbr: 2764

ID# 17961

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: CHRIS CROSS
Template: PUBLIC WORKS
Description: TEXT AMENDMENT

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	\$	_____	300.00
Grand Total	\$	=====	300.00

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		300.00
TOTAL \$			300.00

Check Amounts

300.00

Total Checks: 1

Total Check Amounts: \$ 300.00

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