



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

WORK SESSION AGENDA

June 02, 2015

5:00 p.m.

- WS1. DISCUSSION:** Planning Commission discussion regarding a desired land use code amendment to allow detached accessory apartments. This is discussion only, and no formal ordinance proposal is being presented.
- WS2. DISCUSSION:** Request to consider (ZTA 2015-03) amendments to Section 101-1-7 (Definitions); the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Chapter; the Design Review Chapter; the Parking and Loading Space, Vehicle Traffic, and access Regulations Chapter; the Accessory Apartments Chapter; and the Ogden Valley Signs Chapter of the Weber County Land Use Code.
- WS3. DISCUSSION:** Weber County Land Use Code Revision Process: Conditional Use Code.
- WS4. DISCUSSION:** Weber County Land Use Code Revision Process: Land Use Table (Agricultural Uses).

*The meeting will be held in the Weber County Commission Chambers, Breakout Room, 2380 Washington Blvd., Ogden UT
No pre-meeting is schedule for a work session*



(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)



Weber County Planning Division

To: Ogden Valley Planning Commission
From: Charles Ewert, AICP
Date: May 14, 2015
Subject: Request to consider allowing detached accessory apartment

Summary. Mr. Johnny Tallon, from the Eden area, is requesting that the Planning Commission consider an amendment to the Land Use Code to allow detached accessory apartments. His request, which can be read in the attached letter, indicates his desire to provide a place on his property for his aging parents to reside.

Background. This discussion was initiated when Mr. Tallon approached staff with questions about allowing small living quarters in a detached building. He has paid a small fee to have this discussion with the Planning Commission in a work session.

Proposal. The request, as can be read in more specificity in the attached letter, is to discuss the possibility of changing the Land Use Code to enable detached accessory apartments. Considering the nature of the request, where Mr. Tallon references restrictions in the building code he is likely meaning restrictions in the Land Use Code.

Planning Commission Consideration. Mr. Tallon would like to know whether the Planning Commission would support such an amendment. He is asking for this discussion prior to submitting a formal application for a code amendment. Until a formal application is submitted for a code amendment there will not be significant staff review on the matter. However, some considerations that the Planning Commission may want to discuss when deliberating on the matter are as follows:

- Is there a need for more housing choices for relatives in the valley, and if so, will this request help provide for it?
- Are there rules that could be implemented to keep the use from evolving into an accessory single family dwelling unit? Small footprint? Recorded covenant with the County? Not allowing it to be leased or rented?
- What happens to the accessory apartment after the relatives no longer live there?
- Attached accessory apartments are already allowed in the valley, how are detached accessory apartments different? What are the differing impacts? Does the separation provide a significant benefit? Are there significant detriments?
- How will enforcement work?

Attachments:

- Letter from resident regarding detached accessory apartments.
- Accessory apartment code.

Dear Ogden Valley Planning Commission,

05/14/2015

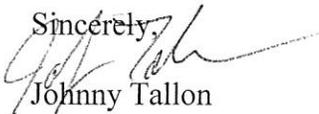
I would like to build a detached shop/barn that contains a small (800-1000 sq. ft.) apartment on my property of 2.56 acres in Eden. The building would be located approximately 60 feet from the main residence and would not extend beyond the front of the residence. The apartment would be occupied by my aging parents who are in their early 70's, one of whom is a veteran and experiencing some significant health challenges. The apartment would never be used as a rental.

I fully understand that many residents in Ogden Valley want to maintain a low population density in the area and that the current building code reflects that sentiment. I share it too. The rural population and natural beauty of the area are some of the primary reasons my wife and I decided to settle here and raise our family after I retired from the military. This is not a seasonal home for us. We live here year around and are committed to the idea that the Valley maintain its rural charm that so many Valley residents value.

One of the other factors that drew us to Utah is the long standing culture of family values and the importance that most Utahans place on taking care of their families. I believe that we all have a duty to honor our aging parents and an obligation as a society to ensure our senior citizens can live out their golden years with dignity. Families should not be unreasonably constrained from taken care of their loved ones as they see fit by one-size-fits-all building codes.

Not all properties and homes lend themselves to an attached apartment as per the current building code; such is the case with my home. A detached apartment would fit my property best. It would also allow my parents a higher degree of privacy and independence, while allowing me to take care of their needs. There has to be a way that we as Ogden Valley residents and creative planners can find a way to give families the flexibility to take care of their aging parents and seniors, while maintaining the rural charm and culture of the Valley. Thank you for taking the time to review my request. I pray for my family's sake that something can be done.

Sincerely,



Johnny Tallon

1817 N. 6250 E.

Eden, UT 84310

801-866-2976

uscg2013@gmail.com

CHAPTER 19. - ACCESSORY APARTMENTS

Sec. 108-19-1. - Purpose and intent.

The purpose of allowing accessory apartments within existing dwellings or by addition thereto, subject to conditions by conditional use permit, is to provide for affordable housing for the citizens of the county.

(Ord. of 1956, § 42-1)

Sec. 108-19-2. - Conditional use.

Accessory apartments may be permitted, by conditional use permit, in any zone in which single-family residential dwelling units are allowed, under the following specifications:

- (1) *Relationship to principal use; appearance.* An apartment may be established only accessory to a permitted dwelling. The apartment unit shall have common walls, roof, and/or floors with the principal dwelling. The minimum width shall be 20 feet with the livable floor area of the main home, with an opening from the accessory apartment to the main home, into a common living area of the main home. The opening can be closed off by a door. Basement apartments meet this requirement with the common floor. The stairs which lead to the main floor and open up into the common living space of the main home can be closed off by a door. The accessory apartment opening into a garage or storage is not considered livable space. The outward appearance of the accessory dwelling shall be consistent with the design and character of the principal dwelling in its construction, materials and finish treatment. There shall be no more than one apartment accessory to a permitted dwelling. There shall be no separate address, mailbox or utilities.
- (2) *Floor area.* Living area of an accessory apartment shall contain a minimum of 400 square feet and shall not exceed a maximum of 800 square feet; there shall be no more than two bedrooms in such apartments. In no case shall the floor area exceed 25 percent of the gross livable floor area of the total structure.
- (3) *Location.* An accessory apartment shall be so located upon a lot to comply with all dimensional requirements of the zoning district for new construction. An apartment located within the perimeter of an existing (by location) nonconforming dwelling, shall not be subject to such requirements. No apartment shall be located in a basement or cellar unless such basements or cellar constitutes a walk-out basement. Additions for the purpose of an accessory apartment shall be made only above or to the side or rear of the principal dwelling.
- (4) *Access.* An accessory apartment shall have a minimum of one separate external door access from the principal dwelling located on either the side or the rear of the principal dwelling.
- (5) *Amenities.* An accessory apartment shall contain separate amenities from the principal dwelling: kitchen facilities, full bath, electric panel with separate disconnect, telephone service.
- (6) *Parking.* In addition to the two parking spaces required for the principal dwelling, two off-street parking spaces shall be provided for an accessory apartment in a designated location on the premises. Such spaces shall be on an area prepared to accommodate vehicle parking.

(Ord. of 1956, § 42-2)

To determine achievement of affordable housing designation, the owner shall provide a copy of the initial rental agreement indicating either the monthly or annual rent of the unit at the time of issuance of the certificate of occupancy.

- (2) The planning division staff, pursuant to its established administrative requirements, shall review rental agreements every two years as part of the conditional use approval in order to assure that the affordability of the accessory apartment is upheld and to keep records on numbers and availability of affordable housing.

(Ord. of 1956, § 42-5)



Weber County Planning Division

To: Ogden Valley and Western Weber Planning Commissions
From: Charles Ewert, AICP
Date: May 28, 2015
Subject: Weber County Land Use Code Revision Process: Conditional Use Code

Background. The Ogden Valley Planning Commission reviewed the proposed conditional use code in their May 5th meeting. The Western Weber Planning Commission reviewed the proposed conditional use code in their May 12th meeting. Both had comments and minor revisions. It was a first reading of the proposal. This presentation is the second reading of it during work session, prior to it being formally presented to the public for public comment, and to the Planning Commissions for final recommendation to the County Commission.

Analysis. The following are specific changes provided to the code as requested by each Planning Commission. The Planning Commission that requested the changes is denoted in the balloons in the right hand column of the text. The comments highlighted in yellow are changes that may require specific attention.

Conditional Use Definition. The definition of a conditional use permit will be replaced with the definitions from the State Code.

Land Use Authority. There was discussion with both Planning Commissions about their role in making determinations that other authorities may also have governing jurisdiction over. Even though the Planning Commission, acting as the Land Use Authority, has discretion to require more than the experts may recommend (for example: Fire Marshal, Sheriff, Engineer), it will not usually be a good idea. Your experts will help you determine the threshold of reasonable, credible, and applicable. They will help keep the Land Use Authority from straying into an area that goes “to far,” or is arbitrary, capricious, or illegal. The revisions found in line 197-199 are on this point.

Water. The Ogden Valley Planning Commission had lengthy discussion about how water provisions may fit within the conditional use code. There is a desire to require evidence of “wet water” prior to CUP approval. To provide evidence of “wet water” the applicant will need to go to the expense of designing a culinary water system (which may involve drilling a well, designing a new system, designing an expansion to an existing system, etc.). This can become quite a costly expense to mandatorily require prior to the applicant having indication whether the use will be approved.

To be responsive to the Planning Commission’s water concerns, the following revisions have been added. Lines 110-112 have been added to require the applicant to provide feasibility letters for both water and sewer. In lines 127-137 the Planning Commission will find that the water standard has been revised to include additional specificity. This specificity is taken in some form from the subdivision chapter. It allows the Planning Commission to apply a condition of approval that mandates that evidence of “wet water” is provided prior to the execution of the land use. Because evidence of “wet water” is already a requirement to obtain a building permit, this may turn out to be a redundant clause; however, if the condition is applied at conditional use permit, and it is later determined that there is an insufficient source of water, then the CUP is invalid, and no longer approved.

Evidence of “wet water” is necessary prior to building permit approval, but to require it before the applicant knows whether the use can be approved may be excessive.

Code drafting, generally. The proposal may still have some drafting and legal work before being adoption ready.

The proposed changes are attached in redlined (Exhibit A) and clean (Exhibit B) copies. For the redlined copies the following is the key to interpretation:



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration of a request (ZTA 2015-03) to amend Section 101-1-7 (Definitions); the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Chapter; the Design Review Chapter; the Parking and Loading Space, Vehicle Traffic, and Access Regulations Chapter; the Accessory Apartments Chapter; and the Ogden Valley Signs Chapter within the Weber County Land Use Code.

Agenda Date: Tuesday, June 02, 2015

Applicant: Summit Mountain Holding Group L.L.C.

Representative: Paul Strange, Summit Mountain Holding Group – Eden, Utah

File Number: ZTA 2015-03

Staff Information

Report Presenter: Scott Mendoza
smendoza@co.weber.ut.us
801-399-8769

Report Reviewer: SW

Subject Codes

- Weber County Land Use Code, Section 101-1-7 (Definitions).
- Weber County Land Use Code Title 104, Chapter 29 (Ogden Valley Destination and Recreation Resort Zone DRR-1).
- Weber County Land Use Code Title 108, Chapter 1 (Design Review).
- Weber County Land Use Code Title 108, Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations).
- Weber County Land Use Code Title 108, Chapter 19 (Accessory Apartments).
- Weber County Land Use Code Title 110, Chapter 2 (Ogden Valley Signs).

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 text amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. Typically the criteria for making a recommendation, related to a legislative matter, require compatibility with the general plan and existing codes.

Request and Staff Review

The applicant is requesting that Weber County amend Section 101-1-7 (Definitions); the Ogden Valley Destination and Recreation Resort Zone (DRR-1) Chapter; the Design Review Chapter; the Parking and Loading Space, Vehicle Traffic, and Access Regulations Chapter; the Accessory Apartments Chapter; and the Ogden Valley Signs Chapter within the Weber County Land Use Code. See pages 1 and 2 of Exhibit A for the applicant's descriptions of the proposed changes.

The following describes the requested changes and provides a Planning Division Staff review:

1. Requested Amendment to Title 101 (General Provisions), Section 101-1-7 (Definitions)

This amendment changes the definition of "lockout sleeping room" in the Ogden Valley Destination and Recreation Resort Zone only and adds to the type of units allowed to have "lockout sleeping rooms" in that zone. This change also creates a new "detached" lock-out sleeping room. See page 4 of Exhibit A for proposed language.

Planning Division Review

Currently, lock-out sleeping rooms are only allowed when attached to a condominium dwelling unit or a condominium rental apartment. This amendment would allow an "attached" and/or "detached" lock-out sleeping room to be built onto or in conjunction with any type of dwelling, hotel, or any other residential accommodation.

This amendment can increase the number of residential-type units and other nightly accommodation units without diminishing the total number of dwelling units or commercial square feet approved as part of a Destination and Recreation Resort development agreement. Any increase to the number and type of dwellings, other accommodations, or commercial square feet can have impacts related to traffic and public services.

2. **Requested Amendment to Title 104 (Zones), Chapter 29 (DRR-1), Section 104-29-2 (Development Standards)**

This amendment removes Ogden Valley Destination and Recreation Resort Zone buffers where the developer owns the land adjacent to the zone boundary or where the adjacent land owner approves a conceptual plan or site plan that shows encroachments into what otherwise would be a buffer area located at the perimeter of a resort. This amendment also changes minimum lot sizes, lot widths, setbacks, and maximum building heights. See pages 8 and 12-15 of Exhibit A for proposed language.

Planning Division Review

Required buffer areas are not intended to apply to land that is part of a resort but “technically” is located across a county line. The proposed language clarifies the intent and allows flexibility when affected parties agree that no buffer is necessary.

The proposed changes, to the site development standards, provide more neighborhood design flexibility and limit the proposed increase to the maximum building heights (77 feet), of multi-family, commercial, and mixed use structures, to elevations above 6,200 feet. Except for one development area located near the top terminal of the existing Sundown Chairlift at Powder Mountain, all DRR-1 Zone development areas (within Powder Mountain and Snowbasin), above an elevation of 6,200 feet, are obscured from a Valley floor view.

3. **Requested Amendment to Title 104 (Zones), Chapter 29 (DRR-1), Section 104-29-7 (Seasonal Workforce Housing)**

This amendment allows workforce housing units to be located on property contiguous to the resort where today the code requires that employee housing be located within the resort. See page 20 of Exhibit A for proposed language.

Planning Division Review

The DRR-1 zone requires that a majority of a resort’s seasonal workforce housing be located within the resort. Weber County does not intend to limit seasonal workforce housing to resort property that is located in Weber County only. Housing may be located on property that is in the resort but is “technically” located across a county line. The proposed language clarifies the intent and allows flexibility when the resort owns adjacent property across a county line. Language should be added to clarify that the adjacent property was shown as part of the approved resort boundary or the property has historically been a part of the resort. Language should also be added that states that the adjacent property’s zoning designation must allow workforce housing or another jurisdiction, if located in another jurisdiction, has approved the workforce housing.

4. **Requested Amendment to Title 104 (Zones), Chapter 29 (DRR-1), Section 104-29-8 (Land Uses)**

This amendment allows some flexibility and makes a clarification for buffers related to heli-ports and adds approximately 12 new permitted uses with 4 of the most noteworthy being Accessory Dwelling Units; Additional Kitchens; Detached Lockouts; and Liquor, wine, and beer manufacturing, blending, distilling, packaging, and sales. It also changes several conditional uses to permitted uses. See pages 20-26 of Exhibit A for changes to the land use table.

Planning Division Review

One standard, related to heli-ports, requires that all landing areas be set back from a property line at least 200 feet. Weber County does not intend to limit heli-ports to resort property that is located in Weber County only. Heli-ports, that meet all applicable standards, may be located on property that is in the resort but “technically” located near or across a county line. The proposed language clarifies the intent and allows flexibility when the resort owns adjacent property or when affected parties agree.

The uses that are currently listed as conditional uses, in the DRR-1 Zone, are also listed as conditional uses in other Ogden Valley commercial and resort development zones.

Proposed uses such as Accessory Dwelling Units, Additional Kitchens, and Detached Lockouts can increase the number of residential-type and other nightly accommodation units without diminishing the total number of dwelling units approved as part of a Destination and Recreation Resort development agreement. Any increase to the number and type of dwellings or other accommodations, can have impacts related to traffic and public services.

5. **Requested Amendment to Title 104 (Zones), Chapter 29 (DRR-1), Section 104-29-10 (Second Kitchen)**

This amendment creates a new section that states that the construction of a second full kitchen, in a home that is built within the Destination and Recreation Resort Zone, does not require the recording of a Second Kitchen Covenant where today all houses, with second full kitchens, require the recording of the Covenant. See page 27 of Exhibit A for the proposed new section and language.

Planning Division Review

The construction of a single-family dwelling with a full second kitchen has the potential of operating and having similar, if not the same, impacts as two dwellings. Because the County's subdivision code prohibits having two homes on one lot, Weber County as a policy, has been allowing the construction of a second full kitchen in one dwelling when the owner signs and records a covenant acknowledging and agreeing to operate his or her dwelling as one dwelling. The Second Kitchen Covenant would not prohibit an Accessory Apartment when granted an approval through the conditional use permitting process.

A use such as an Additional Kitchen, without the execution of a Second Kitchen Covenant, can increase the number of residential-type and other nightly accommodation units without diminishing the total number of dwelling units approved as part of a Destination and Recreation Resort development agreement. Any increase to the number and type of dwellings or other accommodations can have impacts related to traffic and public services.

6. **Requested Amendment to Title 104 (Zones), Chapter 29 (DRR-1), Section 104-29-11 (Miscellaneous Improvements)**

This amendment creates a new section that defines "miscellaneous improvements" and states that they are allowed to be built and/or extend into areas outside of a designated building envelope. See page 27 of Exhibit A for the proposed new section and language.

Planning Division Review

Locating "miscellaneous improvements" outside of a building envelope is appropriate in cases where the building envelope is an aesthetic consideration imposed by the developer. "Miscellaneous improvements" may not always be appropriate if a lot is "Restricted" or has a building envelope (or non-buildable area) do to slopes or other geological issues identified on the lot. It may be necessary to distinguish between a developer imposed building envelope and a building envelope that has been put into place because of potential hazards. It may also be necessary to acknowledge situations where sensitive lands and/or easements can prohibit the construction of "miscellaneous improvements" outside of a building envelope.

The most appropriate way to address improvements that can be built outside of a building envelope is to create and utilize plat notes, describing what is allowed, on each individual dedication plat.

7. **Requested Amendment to Title 108 (Standards), Chapter 1 (Design Review), Section 108-1-2 (Application and Review)**

This amendment allows the Planning Director additional flexibility and more discretion when being asked to approve land use applications in the Ogden Valley Destination and Recreation Resort Zone. See page 28 of Exhibit A for proposed language.

Planning Division Review

Currently, the Planning Director has the administrative authority to approve design review applications when a new building's footprint is less than 10,000 square feet and the site is less than one acre. Authorizing the Planning Director to approve larger buildings (up to 100,000 square feet is proposed) constructed at an elevation above 6,200 feet is reasonable because the Planning Commission will have already approved the development through an approved DRR-1 Zone conceptual plan.

8. **Requested Amendment to Title 108 (Standards), Chapter 8 (Parking and Loading), Section 108-8-12 (Ogden Valley Destination and Recreation Resort Zone)**

This amendment creates a new section that grants the Planning Director administrative authority to approve an overall parking plan, in the Ogden Valley Destination and Recreation Resort Zone, where the Planning Commission has already approved a master plan and the proposed parking plan is consistent with that approved master plan. It also allows the Planning Director to modify any provision within the parking chapter. See page 30 of Exhibit A for proposed language.

Planning Division Review

Currently, the Planning Commission has the authority to “adjust the required number of parking spaces” if in its determination there is an unusual or unique circumstance or condition that warrants an adjustment.

Where the Planning Commission already has the ability to make an adjustment to the number of parking spaces, it is more appropriate for the Planning Commission to approve a parking plan when consistent with a previously approved master plan. The Planning Division Staff recommends that very specific approval criteria be provided as part the amendment.

Language addressing the revocation of an approved parking plan should also be provided.

9. **Requested Amendment to Title 108 (Standards), Chapter 19 (Accessory Apartments), Section 108-19-6 (Destination and Recreation Resort Zone)**

This amendment creates a new section that states that Accessory Apartments that are constructed, as part of a single-family dwelling, will be a “permitted” use where otherwise they are conditional uses in all other zones. The amendment also states that existing regulations, found in the Accessory Apartment chapter, do not apply to the Resort Zone and all accessory apartment specifications are “up to the discretion of the developer.” See pages 32 and 33 of Exhibit A for proposed language.

Planning Division Review

Currently, Accessory Apartments are a conditional use in all zones. This amendment would permit the construction of any number of Accessory Apartments at any size or relationship to the main dwelling. Also, the previously described amendment to the DRR-1 Zone “land uses” would permit the nightly rental of Accessory Apartments. According to the requested amendments, a resort developer could construct a single-family dwelling with any number of Accessory Apartments or any number of “Attached or Detached Lock-outs” and rent them nightly. See Exhibit D for standards found in the existing Weber County Accessory Apartments Code.

10. **Requested Amendment to Title 110 (Signs), Chapter 2 (Ogden Valley Signs), Section 110-2-5 (Allowable Signs by District)**

This amendment creates a new sub-section and would give the Planning Director the administrative authority to modify any provision in the current Ogden Valley Sign Code and to approve a master sign plan for areas within a Destination and Recreation Resort Zone that sit above an elevation of 6,200 feet. To enable any code modifications and the administrative sign plan approval, the Planning Commission has to have previously approved a resort master plan and the sign plan has to be consistent with that plan. See page 36 of Exhibit A for proposed language.

Planning Division Review

Currently, there is no provision for modifying any standard in the Ogden Valley Sign Code. Because no specific approval criteria have been provided, it is more appropriate for the Planning Commission to approve any sign code modifications when consistent with a previously approved master plan.

The Planning Director could be granted the administrative authority to modify certain standards, within the sign code, and approve a master sign plan if very specific approval criteria could be provided as part the proposed amendment.

11. Requested Amendment to Title 110 (Signs), Chapter 2 (Ogden Valley Signs), Section 110-2-8 (Prohibited Signs)

This amendment would allow “off-site” signs for properties that do not frontage on a road but do have access through another property that has frontage. The “off-site” signs would only be permitted on the adjacent property that provides the access. See page 37 of Exhibit A for proposed language.

Planning Division Review

Currently, the Ogden Valley Sign Code allows a multi-tenant or multi-building project to construct one Entrance Ground Sign (advertising all businesses in the building or in the project) measuring 14 feet tall and 12 feet wide. This sign-type is typically located on a property that has street frontage and is somewhat an “off-site” sign.

The proposed amendment is consistent with existing standards and clarifies that a multi-building commercial project, even though it has multiple/separate building lots, can utilize an Entrance Ground Sign when parties agree.

Summary of Planning Commission Considerations

- Do the proposed amendments conform to the Ogden Valley General Plan?

Staff Recommendation

Staff recommends that the Ogden Valley Planning Commission consider the proposed amendments and provide input and direction related to preparing for the Planning Commission’s action at a public meeting scheduled for June 23rd, 2015.

Exhibits

- A. Application Form and Code pages with amendments.
- B. Powder Mountain Resort (DRR-1) Overall Conceptual Plan Map.
- C. Snowbasin Resort (DRR-1) Overall Conceptual Plan Map.
- D. Current Weber County Accessory Apartments Code.

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	<i>Received By (Office Use)</i>	<i>Added to Map (Office Use)</i>
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Property Owner Contact Information

Name of Property Owner(s) Summit Mountain Holding Group, L.L.C., SMHG Landco, LLC, SMHG Phase 1 LLC		Mailing Address of Property Owner(s) Paul Strange 3923 N. Wolf Creek Drive Eden, Utah 84310
Phone 801-987-0570	Fax	
Email Address paul@summit.co		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Ordinance Proposal

Ordinance to be Amended

101-1-7, 104-29-2, 104-29-7, 104-29-8, 104-29-10[NEW], 104-29-11[NEW], 108-1-2, 108-8-5, 108-19-6 [NEW], 110-2-5, 110-2-8

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

Sec. 101-1-7. - Definitions:

Make amendment to definition of "lockout sleeping room" and make changes to types of dwellings allowed to have "lockout sleeping rooms" in the Ogden Valley Destination and Recreation Resort Zone.

See attached redline.

Sec. 104-29-2. - Development standards

1. Amend to remove Ogden Valley Destination and Recreation Resort Zone buffers where the Developer owns the land adjacent to the zone boundary or where the adjacent land owner approves.
2. Adjust lot sizes, lot widths, setbacks and building heights.

See attached redline.

Sec. 104-29-7. - Seasonal workforce housing.

Amend to allow workforce housing units to be on property contiguous to the resort.

See attached redline.

Sec. 104-29-8. - Land uses.

Amend to permit additional uses.

See attached redline.

Sec. 104-29-10. - Second Kitchen.

Create section to clarify that second kitchens do not require a second kitchen covenant in the Ogden Valley Destination and Recreation Resort Zone.

See attached redline.

Ordinance Proposal (continued...)

Sec. 104-29-11. – Miscellaneous Improvements.

Create section to allow for miscellaneous improvements outside of the building envelope.
See attached redline.

Sec. 108-1-2. - Application and review:

Make change to allow additional discretion for approval by the planning director in the Ogden Valley Destination and Recreation Resort Zone.
See attached redline.

Sec. 108-8-5. - Adjustments for unusual and unique conditions.

Make change to allow the Planning Director to approve a parking plan in the Ogden Valley Destination and Recreation Resort Zone where the Planning Commission has approved the master plan and the sign plan is consistent with the master plan.
See attached redline.

Sec. 108-19-6. – Destination and Recreation Resort Zone.

Create New Section 108-19-6 that permits Accessory Apartments in the Ogden Valley Destination and Recreation Resort Zone and provide additional discretion for the developer.
See attached redline

Sec. 110-2-5. - Allowable signs by zoning district.

Make change to allow the Planning Director to approve a sign plan above 6,200 feet in the Ogden Valley Destination and Recreation Resort Zone where the Planning Commission has approved the master plan and the sign plan is consistent with the master plan.
See attached redline.

Sec. 110-2-8. - Prohibited signs.

Make change to allow commercial signs on adjacent property where access to a parcel that has a business is via the adjacent parcel.

Applicant Affidavit

I (We), Paul Strange, 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 _____ day of _____, 20 _____,

(Notary)

Sec. 101-1-7. - Definitions.

When used in this Code, the following words and phrases have the meaning ascribed to them in this section, unless the context indicates a different meaning:

Abandonment. The term "abandonment" means to cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining or otherwise improving or rearranging a facility or during normal periods of vacation or seasonal closure.

Abutting. The term "abutting" means having a common border with, or being separated from such a common border by a right-of-way.

Accessory dwelling unit (ADU). The term "accessory dwelling unit (ADU)" means an accessory, non-owner occupied, single-family dwelling unit that is sited on the same lot/parcel as a main dwelling unit. The ADU is located in designated areas when constructed on property that can accommodate the necessary zoning, water, wastewater, and typical building system requirements. It may privately serve as a guest house or be rented/leased separately; however, an ADU is not, by any means, sold/conveyed separately from the main house. The right to construct an ADU does not constitute a transferable development right. See also *Carriage house*.

Acreage, adjusted gross. The term "acreage, adjusted gross" means a total of all land area that lies within a project boundary and is classified as "developable" by this or any other county, state or federal law, ordinance or regulation.

Acreage, agri-tourism activity center. The term "agri-tourism activity center acreage" means the land area within an approved agri-tourism operation that contains the grouping or assemblage of agri-tourism uses/activities. Activity center area consists of that impacted ground lying immediately adjacent to, in between, and within a reasonable distance around each use/activity. Distances greater than 300 feet in between uses/activities and their impacted grounds, represent a separation of activity centers.

Acreage, gross. The term "acreage, gross" means a total of all (nondevelopable and developable) land area that lies within a project boundary.

Acreage, net developable. The term "acreage, net developable" means a total of all land area that lies within a project boundary and has not been excluded from use in density calculations or deemed "undevelopable" by this or any other county, state, or federal law, ordinance or regulation. The area within existing and proposed public and private road rights-of-way shall not be counted towards "net developable acreage."

Acreage, productive agri-tourism. The term "productive agri-tourism acreage" means agriculturally productive land area used for the combined purpose of cultivating agricultural products and hosting active tourism attractions (e.g., pumpkin patch, corn maze, U-pick, U-cut Christmas trees, crop tour, bird watching, hunting, horseback/sleigh/wagon rides etc.).

Agricultural arts center. The term "agricultural arts center" means a facility designed for the purpose of offering public education, enjoyment, and enlightenment through artistic expression and/or a translation of concepts related to art, art history, and art theory. It, in a conducive agricultural setting, acts as a venue for the community to experience, appreciate, and consume art in a variety of forms, including, but not limited to, visual or media art, literature, music, theatre, film, and/or dance. An agricultural arts center does not provide accommodation for nightly farm-stays; however, it may serve meals when served to event participants and/or guests.

Agricultural parcel. The term "agricultural parcel" means a single parcel of land, at least 5.0 acres in area if vacant, or 5.25 acres with a residential dwelling unit. This definition needs to be fulfilled in order to qualify for the agricultural building exemption.

Agriculture. The term "agriculture" means use of land for primarily farming and related purposes such as pastures, farms, dairies, horticulture, aquaculture, animal husbandry, and crop production, but not the keeping or raising of domestic pets, nor any agricultural industry or business such as fruit packing plants, fur farms, animal hospitals or similar uses.

scrap material, debris, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; providing that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.

Kennel. The term "kennel" means the land or buildings used in the keeping of four or more dogs, at least four months old.

Land use authority. The term "land use authority" means a person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

Landscape plan. The term "landscape plan" means:

- (1) Detailed plans depicting the layout and design for landscaping, including, but not limited to location, height and materials of walls, fences, hedges and screen plantings;
- (2) Ground cover plantings or other surfacing to break monotony of building materials, concrete and asphalt;
- (3) Number, type and mature and planted size of all landscape plantings; method of irrigation, location of water meter, piping, pumps, timers, point of connection and any blow-out or winterizing system; location, type and size of any existing trees over four-inch caliper;
- (4) Location, type and size of any existing landscaping not planned for removal; location, type and size of any decorative lighting systems.

Livestock feed yard. The term "livestock feed yard" means a commercial operation on a parcel of land where livestock are kept in corrals or yards for extended periods of time at a density which permits little movement and where all feed is provided for the purpose of fattening or maintaining the condition of livestock prior to their shipment to a stockyard for sale, etc.

Located behind the dwelling. The term "located behind the dwelling" means the setbacks are measured from the farthest rear location of the dwelling and is parallel to the front lot line.

Lockout sleeping room. The term "lockout sleeping room" means a sleeping room in a condominium dwelling unit or condominium rental apartment with separate or common access and toilet facilities but no cooking facilities except a hotplate and/or a microwave, which may be rented independently of the main unit for nightly rental by locking interior access. ~~A lockout sleeping room shall not be sold independently from the main dwelling unit, and is not considered a dwelling unit when figuring density on a parcel of land.~~ In the Ogden Valley Destination and Recreation Resort Zone, the term "lockout sleeping room" means an attached or detached sleeping room (or multiple rooms) on the same lot with or in Single, Two, Three, Four, Multi-Family dwellings, recreation lodges, condominiums, condominium rental apartments (Condo-Tel), private residence clubs, townhomes, residential facilities, timeshare/fractional ownership units, hotels, bed and breakfast dwellings/B&B inns/B&B hotels, accessory apartments, workforce housing/dormitories/residence hall, hostel, accessory dwelling units, and all or any portion of any other residential use, with separate or common access and toilet facilities but no cooking facilities except a hotplate and/or a microwave, which may be rented independently of the main unit for nightly rental by locking access. A lockout sleeping room shall not be sold independently from the main dwelling unit, and is not considered a dwelling unit when figuring density on a parcel of land.

Lodginghouse/boardinghouse. The term "lodginghouse/boardinghouse" means a building where lodging only is provided for compensation in five or more guest rooms, but not exceeding 15 persons.

Land use authority means a person, board, commission, agency, or other body designated by the county commission, through this title, to act upon subdivision applications.

Lot means a parcel of land capable of being occupied by an allowed use, building or group of buildings (main or accessory), and approved for human occupancy either full- or part-time; together with such yards, open spaces, parking spaces and other areas required by this title and the Land Use Code. Such parcel shall also have frontage on a street or on a right-of-way approved by the board of adjustment. Except for group dwellings and guest houses, not more than one dwelling structure shall occupy any one lot.

CHAPTER 29. - OGDEN VALLEY DESTINATION AND RECREATION RESORT ZONE DRR-1

Sec. 104-29-1. - Purpose and intent.

The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts ~~that lie~~ within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land.

(Ord. of 1956, § 44-1)

Sec. 104-29-2. - Development standards.

- (a) *General design and layout.* A destination and recreation resort shall have a general design that concentrates a mixture of recreational, commercial and residential uses within and immediately adjacent to a village core which is surrounded by open landscapes and wildlife habitats. Areas outside of the village core may include recreational and resort supporting uses/facilities and intermittently dispersed/clustered employee, single-family and multifamily dwellings.
- (b) *Minimum area.* The minimum area requirement for a destination and recreation resort shall be 1,000 contiguous acres located within the Ogden Valley. The resort area may be made up of multiple property owners making application under one contiguous and cohesive plan including lands under contract or agreement with a local, state or federal agency. Lands under such contract or agreement shall not count towards the minimum area requirement.
- (c) *Maximum permitted units.* Current zoning is not considered when determining the maximum number of dwelling units allowed within a destination and recreation resort zone. The maximum number of units allowed within the zone (resort) shall be dependent upon:
 - (1) An applicant's willingness to acquire and/or transfer development rights to the resort;
 - (2) An applicant's desire to accrue additional discretionary units in the form of transfer incentive matching units (TIMUs) and/or density bonus units (DBUs); and
 - (3) An applicant's ability to demonstrate a substantial public benefit and exhibit an exceptional vision and development plan superior to that allowed by current or conventional zoning.
 - a. The preservation of open space and the maintenance of the Ogden Valley's rural character and its natural systems are very important goals, therefore, it shall be required that an applicant make an initial transfer of development rights, to the resort, from elsewhere within the valley. This initial transfer will establish a base number of units, referred to as transferred base units (TBUs), that may be used in a request to receive additional transfer incentive matching units (TIMUs) and/or density bonus units (DBUs). These units, requested in addition to the TBUs, are an alternative source of development rights and are considered to be performance based units that may be awarded through a resort's voluntary participation in the transfer incentive and bonus unit options listed below. These options are intended to provide flexibility and the voluntary means of increasing resort development rights through thoughtful and effective mitigation of resort development impacts and supporting Ogden Valley community interests and objectives as specifically referred to in the Ogden Valley general plan. To be eligible to receive TIMUs and/or DBUs, the units transferred to the resort shall be from an elevation of 6,200 feet and below. Units transferred from an elevation above of 6,200 feet are permitted; however, those units shall

not be eligible to receive TIMUs and/or DBUs. Refer to sections 104-29-3 through 104-29-5 for transferable development right eligibility and procedures for calculating and transferring units to a destination and recreation resort zone.

- b. In the event that a previously approved master planned resort makes application to become (or makes application to amend) a destination and recreation resort zone, the resort may retain the remaining dwelling unit rights associated with a previously approved and executed zoning development agreement given that the resort can meet all other requirements of this chapter and demonstrate a substantial public benefit while exhibiting an exceptional vision and development plan superior to that allowed by current or conventional zoning. If a previously approved master planned resort chooses to increase densities beyond what remains as part of a previously approved and executed zoning development agreement, the resort shall be obligated to acquire and incorporate additional contiguous acreage into its boundary and/or acquire additional density in the form of transferable development rights, transfer incentive matching units and/or density bonus units.
 1. Density related to additional acreage brought into the resort shall be calculated in conformance with the standards found in section 104-29-2, with the exception of those in section 104-29-4(a)(6) and (a)(7).
 2. Density related to additional acreage, brought into the resort, which is the subject of a previously approved master plan, zoning development agreement and/or other agreement with the county relating to (or calculating) density, shall be calculated consistent with terms and conditions set forth in the previously approved master plan or agreement. Other (density and non-density) terms and conditions may, at the discretion of the Ogden Valley planning commission and the county commission, be altered, modified or otherwise amended and included in any rezone approval in order to promote the health, safety and welfare of the residents of the county.
 3. Density related to transferable development rights shall be calculated in conformance with the standards found in sections 104-29-3 through 104-29-6
- (d) *Transfer incentive matching units.* Each transferred base unit (TBU), that qualifies to receive transfer incentive matching units, shall only be applied to one of the following six categories.
 - (1) For every unit transferred to a resort from a parcel within the Shoreline (S-1) Zone and/or other parcels located in between Pineview Reservoir and the main roadway (Highways 158, 166, 39, and 2200 North Street) surrounding the Reservoir, the county may match that number at a rate ranging from 0.0—2.0 units to each transferred unit, depending upon the percentage of units transferred as shown in the table below. To be eligible to receive the matching units associated with these parcels, the transferring parcel shall be configured as it was prior to the 2005 adoption of the Ogden Valley general plan recreation element and shall be subject to the following.
 - (2) For every unit transferred to a resort from a CVR-1 Zone located adjacent to the shoreline of Pineview Reservoir, the county may match that number at a rate of three units to each transferred unit. To be eligible to receive the matching units associated with these parcels the following two conditions must be met:
 - a. All units, except one unit for every five acres within the parcel, shall be transferred.
 - b. The subject CVR-1 parcel shall be configured as it was prior to the 2005 adoption of the Ogden Valley general plan recreation element.
 - (3) For every unit transferred to a resort from an area within the Important Wildlife Area, as shown on the adopted Ogden Valley Sensitive Lands Map, the county may match that number at a rate of 2.0 units to each transferred unit.
 - (4) For every unit transferred to a resort from an area within a Ridge Line Area that skylines as viewed from any scenic corridor at a distance of less than 2.5 miles, (as described in the

adopted Ogden Valley Sensitive Lands Ordinance), the county may match that number at a rate of 2.0 units to each transferred unit.

- (5) For every unit transferred to a resort from an area not previously listed but lying below an elevation of 5,500 feet, the county may match that number at a rate of 1.5 units to each transferred unit.
 - (6) For every unit transferred to a resort from any other areas within Ogden Valley, with the exception of units transferred from an elevation of 6,200 feet and above, the county may match that number at a rate of 1.0 unit to each transferred unit.
- (e) *Density bonus units.* Any bonus units awarded by the county shall be calculated by multiplying the total of all TBUs plus the number of transfer incentive units earned, by a bonus percentage that is based upon an accumulation of each of the listed bonus options. The maximum bonus percentage shall not exceed 60 percent. Actions which qualify for density bonus units and their maximum bonus percentages are as follows:
- (1) Develop a resort that can demonstrate (based upon substantial evidence and by means of a professional and empirical study) how it meets the purpose and intent of this chapter (e.g., utilize sustainable design practices that mitigate development impacts, preserve open space and convey a sense of stewardship for the land, contribute to the surrounding community's character and economic well-being, diversify and enhance quality public recreational opportunities): up to a ten percent bonus may be granted.
 - (2) Develop a resort that can demonstrate, (based upon substantial evidence and by means of a professionally prepared traffic impact analysis) that due to proposed transferring of development rights to the resort, an 80 percent reduction in (potential) future traffic congestion throughout the Ogden Valley and/or at key intersections such as the SR39/SR158 (spillway) intersection, SR158/Hwy. 162 (Eden four-way stop) intersection and the SR39/Hwy. 166 (Huntsville Crossroads) intersection will occur: up to a ten percent bonus may be granted.
 - (3) For an additional ten percent or more of conservation open space preserved within the resort in excess of the minimum required by this chapter: up to a one time maximum of five percent bonus may be granted.
 - (4) Provide a developed and (public land agency) approved access to public lands: up to a five percent bonus may be granted.
 - (5) Preservation of an Ogden Valley agricultural parcel (within or outside of the resort boundary) through the recordation of an agricultural preservation easement and agricultural preservation plan proposed by the developer and approved by the county in consultation with the state agriculture extension office: up to a ten percent bonus may be granted for parcels containing 50 acres or more; however; a 20 percent bonus may be granted for preserving an agricultural parcel containing 100 acres or more.
 - (6) Preservation of an Ogden Valley historical site (within or outside of the resort boundary) through the recordation of a historical preservation easement and historical preservation plan proposed by the developer and approved by the county in consultation the state historic preservation office: up to a 20 percent bonus may be granted.
 - (7) Establishment, promotion and implementation of an innovative program or project that substantially furthers Ogden Valley community interests and objectives as specifically referred to in the Ogden Valley general plan: up to a 30 percent bonus may be granted.
 - (8) Donation and/or permanent preservation of a site determined to be desirable and necessary, to a local sewer, cemetery or other district, for the perpetual location and operation of a public facility: up to a five percent bonus may be granted.
 - (9) Donation and/or permanent preservation of a site determined to be desirable and necessary, to a local park or other county-approved entity, for the perpetual location and operation of a public cultural or recreational facility: up to a 20 percent bonus may be granted.

- (f) *Maximum permitted units.* The following formula demonstrates how to calculate the maximum permitted units at a destination and recreation resort: The maximum number of permitted units shall diminish as development occurs at a rate of one unit per one residential lot/unit developed and a rate of one unit for every 5,000 square feet of commercial space developed. Commercial area within hotel lobbies and conference rooms/facilities are excluded from this calculation.
- (g) **Buffer area.** A buffer area, approved by the Ogden Valley planning commission, shall be provided at the perimeter of the resort boundary where commercial and/or multifamily buildings and associated parking are proposed to lie within close proximity to lands that are not a part of the resort, except where at the location of the use the Developer (as defined in the applicable Zoning Development Agreement) owns at least 200 feet of property extending from the resort boundary or where the Developer has received approval from the owner of any property within 200 feet of the resort boundary. The following minimum standards shall apply:
- (1) DRR-1 Zone abutting zones that allow residential uses with area requirements of one unit per three acres or larger: A minimum width of 200 feet with an additional ten feet of buffer for every one foot that a resort building exceeds the height of 35 feet.
 - (2) DRR-1 Zone abutting zones that allow residential uses with area requirements of less than one unit per three acres: a minimum width of 100 feet with an additional ten feet of buffer for every one foot that a resort building exceeds the height of 35 feet.
 - (3) DRR-1 Zone abutting commercial zones or zones that allow multifamily dwellings: No buffer required.
 - (4) No buffer area is required at or around a resort's interior lot or parcel boundaries or where a resort shares a common boundary with a local, state or federal agency that has entered into a contract or agreement for the use of adjacent local, state or federal lands.
- (h) *Development standards.*
- (1) *General design and layout.* A destination and recreation resort shall have a general design that concentrates a mixture of recreational, commercial and residential uses within and immediately adjacent to a village core which is surrounded by open landscapes and wildlife habitats. Areas outside of the village core may include recreational and resort supporting uses/facilities and intermittently dispersed/clustered employee, single-family and multifamily dwellings.
 - (2) *Minimum area.* The minimum area requirement for a Destination and recreation resort shall be 1,000 contiguous acres located within the Ogden Valley. The resort area may be made up of multiple property owners making application under one contiguous and cohesive plan including lands under contract or agreement with a local, state or federal agency. Lands under such contract or agreement shall not count towards the minimum area requirement.
 - (3) *Maximum permitted units.* Current zoning is not considered when determining the maximum number of dwelling units allowed within a destination and recreation resort zone. The maximum number of units allowed within the zone (resort) shall be dependent upon; (1) an applicant's willingness to acquire and/or transfer development rights to the resort; (2) an applicant's desire to accrue additional discretionary units in the form of transfer incentive matching units (TIMUs) and/or density bonus units (DBUs); and (3) an applicant's ability to demonstrate a substantial public benefit and exhibit an exceptional vision and development plan superior to that allowed by current or conventional zoning.
 - a. The preservation of open space and the maintenance of the Ogden Valley's rural character and its natural systems are very important goals, therefore, it shall be required that an applicant make an initial transfer of development rights, to the resort, from elsewhere within the valley. This initial transfer will establish a base number of units, referred to as transferred base units (TBUs), that may be used in a request to receive additional transfer incentive matching units (TIMUs) and/or density bonus units (DBUs). These units, requested in addition to the TBUs, are an alternative source of development rights and are considered to be performance based units that may be awarded through a resort's voluntary participation in the transfer incentive and bonus unit options listed below. These

options are intended to provide flexibility and the voluntary means of increasing resort development rights through thoughtful and effective mitigation of resort development impacts and supporting Ogden Valley community interests and objectives as specifically referred to in the Ogden Valley general plan. To be eligible to receive TIMUs and/or DBUs, the units transferred to the resort shall be from an elevation of 6,200 feet and below unless located within an important wildlife habitat area and/or ridgeline area as defined by the Weber County Zoning Ordinance. Units transferred from an elevation above of 6,200 feet are permitted; however, those units, excepting those located with an important wildlife area and/or ridgeline area, shall not be eligible to receive TIMUs and/or DBUs. Refer to sections 104-29-3, 104-29-4 and 104-29-5 of this chapter for transferable development right eligibility and procedures for calculating and transferring units to a destination and recreation resort zone.

- b. In the event that a previously approved master planned resort makes application to become (or makes application to amend) a destination and recreation resort zone, the resort may retain the remaining dwelling unit rights associated with a previously approved and executed zoning development agreement given that the resort can meet all other requirements of this chapter and demonstrate a substantial public benefit while exhibiting an exceptional vision and development plan superior to that allowed by current or conventional zoning. If a previously approved master planned resort chooses to increase densities beyond what remains as part of a previously approved and executed zoning development agreement, the resort shall be obligated to acquire and incorporate additional contiguous acreage into its boundary and/or acquire additional density in the form of transferable development rights, transfer incentive matching units and/or density bonus units.
 - 1. Density related to additional acreage, brought into the resort, shall be calculated in conformance with the standards found in section 104-29-4, with the exception of those in subsections 104-29-4(a)(6) and (7).
 - 2. Density related to additional acreage, brought into the resort, which is the subject of a previously approved master plan, zoning development agreement and/or other agreement with Weber County, relating to (or calculating) density, shall be calculated consistent with terms and conditions set forth in the previously approved master plan or agreement. Other (density and non-density) terms and conditions may, at the discretion of the Ogden Valley Planning Commission and Weber County Commission, be altered, modified or otherwise amended and included in any rezone approval in order to promote the health, safety and welfare of the residents of Weber County.
 - 3. Density related to transferable development rights shall be calculated in conformance with the standards found in sections 104-29-3 through 104-29-6
- (4) *Transfer incentive matching units.* Each transferred base unit (TBU) that qualifies to receive transfer incentive matching units shall only be applied to one of the following six categories:
- a. For every unit transferred to a resort from a parcel within the Shoreline (S-1) Zone and/or other parcels located in between Pineview Reservoir and the main roadway (Highways 158, 166, 39, and 2200 North Street) surrounding the Reservoir, Weber County may match that number at a rate ranging from 0.0—2.0 units to each transferred unit depending upon the percentage of units transferred as shown in the table below. To be eligible to receive the matching units associated with these parcels, the transferring parcel shall be configured as it was prior to the 2005 adoption of the Ogden Valley General Plan Recreation Element and shall be subject to the following table:

Percentage of Units Transferred from Parcel	Match

Less than 40%	0.0
40% to 55%	1.25
56% to 70%	1.5
71% to 85%	1.75
86% to 100%	2.0

- b. For every unit transferred to a resort from a CVR-1 Zone located adjacent to the shoreline of Pineview Reservoir, Weber County may match that number at a rate of three units to each transferred unit. To be eligible to receive the matching units associated with these parcels, the following two conditions must be met:
 1. All units, except one unit for every five acres within the parcel, shall be transferred.
 2. The subject CVR-1 parcel shall be configured as it was prior to the 2005 adoption of the Ogden Valley General Plan Recreation Element.
 - c. For every unit (including those above an elevation above 6,200 feet) transferred to a resort from an area within the important wildlife area, as shown on the adopted Ogden Valley Sensitive Lands Map, Weber County may match that number at a rate of 2.0 units to each transferred unit.
 - d. For every unit (including those above an elevation above 6,200 feet) transferred to a resort from an area within a ridge line area that skylines as viewed from any scenic corridor at a distance of less than 2.5 miles, (as described in the adopted Ogden Valley Sensitive Lands Ordinance), Weber County may match that number at a rate of 2.0 units to each transferred unit.
 - e. For every unit transferred to a resort from an area not previously listed but lying below an elevation of 5,500 feet, Weber County may match that number at a rate of 1.5 units to each transferred unit.
 - f. For every unit transferred to a resort from any other areas within Ogden Valley, with the exception of units transferred from an elevation of 6,200 feet and above, Weber County may match that number at a rate of 1.0 unit to each transferred unit.
- (5) *Density bonus units.* Any bonus units awarded by Weber County shall be calculated by multiplying the total of all TBUs plus the number of transfer incentive units earned, by a bonus percentage that is based upon an accumulation of each of the listed bonus options. The maximum bonus percentage shall not exceed 60 percent.
- a. Develop a resort that can demonstrate (based upon substantial evidence and by means of a professional and empirical study) how it meets the purpose and intent of this chapter (e.g., utilize sustainable design practices that mitigate development impacts, preserve open space and convey a sense of stewardship for the land, contribute to the surrounding community's character and economic well-being, diversify and enhance quality public recreational opportunities); up to a ten percent bonus may be granted.
 - b. Develop a resort that can demonstrate, (based upon substantial evidence and by means of a professionally prepared traffic impact analysis) that, due to proposed transferring of

development rights to the resort, an 80 percent reduction in (potential) future traffic congestion throughout the Ogden Valley and/or at key intersections such as the SR39/SR158 (spillway) intersection, SR158/Highway 162 (Eden four-way stop) intersection and the SR39/Highway 166 (Huntsville Crossroads) intersection will occur; up to a ten percent bonus may be granted.

- c. For an additional ten percent or more of conservation open space preserved within the resort in excess of the minimum required by this chapter; up to a one-time maximum of five percent bonus may be granted.
 - d. Provide a developed and (public land agency) approved access to public lands; up to a five percent bonus may be granted.
 - e. Preservation of an Ogden Valley agricultural parcel (within or outside of the resort boundary) through the recordation of an agricultural preservation easement and agricultural preservation plan proposed by the developer and approved by Weber County in consultation with the Utah State Agriculture Extension Office; up to a ten percent bonus may be granted for parcels containing 50 acres or more; however, a 20 percent bonus may be granted for preserving an agricultural parcel containing 100 acres or more.
 - f. Preservation of an Ogden Valley historical site (within or outside of the resort boundary) through the recordation of a historical preservation easement and historical preservation plan proposed by the developer and approved by Weber County in consultation the Utah State Historic Preservation Office; up to a 20 percent bonus may be granted.
 - g. Establishment, promotion and implementation of an innovative program or project that substantially furthers Ogden Valley community interests and objectives as specifically referred to in the Ogden Valley general plan; up to a 30 percent bonus may be granted.
 - h. Donation and/or permanent preservation of a site determined to be desirable and necessary, to a local sewer, cemetery or other district, for the perpetual location and operation of a public facility; up to a five percent bonus may be granted.
 - i. Donation and/or permanent preservation of a site determined to be desirable and necessary, to a local park or other county-approved entity, for the perpetual location and operation of a public cultural or recreational facility; up to a 20 percent bonus may be granted.
- (6) *[Calculating maximum permitted units.]* The following formula demonstrates how to calculate the maximum permitted units at a destination and recreation resort:

$$\begin{aligned}
 & \text{Applicant's initial Transfer of Base Units (TBUs)} \\
 + & \text{ Transfer Incentive Matching Units (TIMUs) Awarded by Weber County} \\
 \times & \text{ Density Bonus Unit (DBUs) Percentage Awarded by Weber County} \\
 \hline
 = & \text{ Maximum Permitted Units}
 \end{aligned}$$

- a. The maximum number of permitted units shall diminish as development occurs at a rate of one unit per one residential lot/unit developed and a rate of one unit for every 5,000 square feet of commercial space developed. Commercial area within hotel lobbies and conference rooms/facilities are excluded from this calculation.

(7) **Buffer area.** A buffer area, approved by the Ogden Valley Planning Commission, shall be provided at the perimeter of the resort boundary where commercial and/or multifamily buildings and associated parking are proposed ~~to lie~~ within close proximity to lands that are not a part of the resort, except where at the location of the use the Developer (as defined in the applicable Zoning Development Agreement) owns at least 200 feet of property extending from the resort

boundary or where the Developer has received approval from the owners of any property within 200 feet of the resort boundary. The following minimum standards shall apply:

- a. DRR-1 Zone abutting zones that allow residential uses with area requirements of one unit per three acres or larger: A minimum width of 200 feet with an additional ten feet of buffer for every one foot that a resort building exceeds the height of 35 feet.
- b. DRR-1 Zone abutting zones that allow residential uses with area requirements of less than one unit per three acres: A minimum width of 100 feet with an additional ten feet of buffer for every one foot that a resort building exceeds the height of 35 feet.
- c. DRR-1 Zone abutting commercial zones or zones that allow multifamily dwellings: No buffer required.
- d. No buffer area is required at or around a resort's interior lot or parcel boundaries or where a resort shares a common boundary with a local, state or federal agency that has entered into a contract or agreement for the use of adjacent local, state or federal lands.

(8) Site development standards.

a. Minimum lot area		
1.	Single-family residential/main building	6,000 sq. ft None.
2.	Two, three, four and multi-family, commercial and mixed use structure	None
3.	Public utility substation	As required in Chapter 26, Public Utility
4.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County
b. Minimum lot width		
1.	Single-family residential/main building	60 feet None
2.	Two, three, four and multi-family, commercial and mixed use structure	None
3.	Public utility substation	As required in Chapter 26, Public Utility
4.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County None

c. <i>Site setbacks.</i> Setbacks shall apply for the following specific uses:		
1. Front yard		
i.	Single, two, three and four-family dwelling	None (0 feet) 20 feet
ii.	Accessory building related to the above	None (0 feet) 20 feet
iii.	Multifamily, commercial and mixed use structure	None (0 feet)
iv.	Accessory building related to the above	None (0 feet) 20 feet
v.	Public utility substation	As required in Chapter 26, Public Utility
vi.	Other	None (0 feet) As otherwise required by the Uniform Land Use Ordinance of Weber County
2. Side yard		
i.	Single, two, three and four-family dwelling	8-3 feet with a total of two required side yards of not less than 18 feet
ii.	Accessory building	38 feet, except 3 feet when located at least 10 feet from the rear of the dwelling
iii.	Multifamily, commercial and mixed use structure	None (0 feet); except where a destination and recreation resort parcel sides on an existing parcel in a commercial zone, lying outside of the destination and recreation resort zone. In this situation, the destination and recreation resort multifamily, commercial and/or mixed use structure(s) shall be setback in a manner that meets the requirements for the zone in which the adjacent parcel is located.

	iv.	Accessory building	None (0 feet); exception is the same as above
	v.	Public utility substation	As required in Chapter 26, Public Utility
	vi.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County None
3.	Rear yard		
	i.	Single, two, three and four-family dwelling	20-10 feet
	ii.	Accessory building	3 feet, except 8 feet where accessory building rears on side yard of a lot that lies adjacent to a corner lot
	iii.	Multifamily, commercial and mixed use structure	None (0 feet); except where a destination and recreation resort parcel rears on an existing parcel in a commercial zone lying outside of the destination and recreation resort zone. In this situation, the destination and recreation resort multifamily, commercial and/or mixed use structure(s) shall be setback in a manner that meets the requirements for the zone in which the adjacent parcel is located.
	iv.	Accessory building	None (0 feet); exception is the same as above
	v.	Public utility substation	As required in Chapter 26, Public Utility
	vi.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County None.
d.	Maximum building height		
	1.	Single, two, three and four-family dwelling	35 feet
	2.	Multifamily, commercial and mixed use structure	55 feet at elevations lower than 6,200 feet above sea level. Any building designed to exceed a height of 55 feet shall require a conditional use permit unless otherwise exempted in Chapter 23 (23-5), Supplementary and Qualifying Regulations. 75 feet at elevations of

		at least 6,200 feet above sea level.
3.	Public utility substation	35 feet, unless otherwise exempted in Section 108-7-5 Chapter 23 (23-5), Supplementary and Qualifying Regulations
4.	Other	As otherwise required by the Uniform Land Use Ordinance of Weber County

(9) *Open space.* A minimum of 60 percent of the adjusted gross acreage, owned by the resort and located within the destination and recreation resort zone, shall be designated as open space. A portion of that open space shall consist of conservation open space in an amount equal to or greater than 30 percent of the resort's adjusted gross acreage. The area designated as conservation open space shall be encumbered by an irrevocable conservation easement meeting the general/applicable requirements described in section 104-29-6 of this chapter and shall be granted prior to beginning any construction within an overall project phase. The minimum number of acres encumbered by each easement shall be equal to or greater than the number of acres involved in each project phase until the total number, of required conservation open space acres, is met. Areas dedicated (platted and recorded) as open space within residential and nonresidential subdivisions may count towards the minimum open space requirement.

(Ord. of 1956, § 44-2)

Sec. 104-29-3. - Transferable development right (TDR) eligibility.

Real transfer from parcels contiguous or noncontiguous to the resort and not included as part of DRR-1 Zone. A landowner may transfer development rights from any lot of record or described parcel of land that is contiguous or noncontiguous to the resort and meets or exceeds the minimum (single-family dwelling) area requirement for the zone in which it located. A landowner may also transfer development rights from any parcel that has been described in a document (e.g., deed, sales contract or survey) and subsequently recorded in the office of the Weber County Recorder in between January 1, 1966 and June 30, 1992. This parcel must have complied with the zoning requirements in effect at the time of its creation but not necessarily undergone or successfully completed the county subdivision process. Development rights transferred from parcels, as described above, shall be considered eligible to receive TIMUs and DBUs as described in section 104-29-2(c) (Maximum permitted units). A resort that transfers development rights shall do so by conforming to the requirements of this chapter and shall finalize and record all necessary transfers (for a particular phase or part thereof) prior to submitting any application for subdivision or plan approval for any site within the destination and recreation resort zone.

- (1) At the discretion of the resort, development rights required to be transferred in order to establish an initial number of transferred base units (TBUs), as described in section 104-29-2(c) (Maximum permitted units), may be acquired through a purchase of real property or through private negotiation and purchase of transferable development rights only.
- (2) Refer to section 104-29-4 (Calculating transferable density) for transferable density calculation requirements. Refer to section 104-29-5 (Transferable development right procedure) and section 104-29-6 (Transferable development right easement) for procedural and content requirements relating to a transfer of development right easement.

(Ord. of 1956, § 44-3)

Sec. 104-29-4. - Calculating transferable density.

- (a) Transferable density calculation for real transfers. Except for the circumstances and/or conditions listed below, every lot of record; and every described parcel of land exceeding the minimum (single-family dwelling) area requirement, for the zone in which it is located; and every parcel/lot that has been described in a deed, sales contract or survey that was recorded in the office of the county recorder, in between January 1, 1966, and June 30, 1992, and met the zoning requirements in effect at the time of its creation but has not necessarily undergone and successfully completed the county subdivision process shall be granted transferable development rights based upon the parcel/lot's record description/area and current or other applicable zoning. Transferable development rights shall be excepted from and/or not granted to the following:
- (1) Areas within a described parcel of land containing slopes of 40 percent or greater in forest zones and 30 percent or greater in all other zones.
 - (2) Areas within a described parcel of land and/or proposed irrevocable transfer of development right easement (ITDRE) reserved for future development or designated as a reserved future development area (RFDA) on an approved transferable development right site plan.
 - (3) Areas within a described parcel of land or lot of record restricted by conservation easement or similar instrument restricting residential or commercial development.
 - (4) Areas or tracts of land owned by federal government and/or state government agencies.
 - (5) Areas or tracts of land lying outside of the Ogden Valley area as defined by the Ogden Valley general plan, recreation element project area map adopted December 27, 2005 (OVGPRES; Figure 1, pg 4).
 - (6) Lot of record subject to the payment of fees for operation and/or maintenance of common areas, open space, amenities and/or private facilities.
 - (7) Fractional and/or noncontiguous portions of a lot of record or parcel of land that does not meet or fully exceed the minimum (single-family dwelling) area requirement for the zone in which it is located.
- (b) The following provides an example of calculating the development rights associated with a typical parcel of land that exceeds the minimum (single-family dwelling) area requirement.

(Ord. of 1956, § 44-4)

Sec. 104-29-5. - Transferable development right procedure.

- (a) Real transfer from parcels contiguous or noncontiguous to the resort but not included as part of DRR-1 Zone. At the discretion of the resort, development rights required to be transferred in order to establish an initial number of transferred base units (TBUs), as described in section 104-29-2(c) (Maximum permitted units), may be acquired through a purchase of real property or through private negotiation and purchase of transferable development rights only. In either situation, the property owner or his representative who wishes to transfer development rights shall complete the following:
- (1) *Registration.* A property owner or his representative who is interested in transferring development rights from their property shall register to do so by declaring his intent and desire, to transfer development rights, on an official county request to register transferrable development rights form. The transferrable development right register shall be maintained by the county planning division and shall be made available to any resort upon request.
 - (2) *Certification request.* A property owner or his representative who has chosen/agreed to make a real transfer of development rights to a proposed DRR-1 Zone shall obtain an Ogden Valley certificate of transferable development rights by providing the county planning division with the following:
 - a. Payment of a certification fee.
 - b. Complete county request to certify transferrable development rights form.

- c. Map of the property in the form of a county recorder's plat or record of survey map filed in accordance with USC 17-23-17.
 - d. Legal description, including total acreage, as it appears in the county recorder's office or as it is described on a record of survey map on file in the county surveyor's office.
 - e. Transferable development right site plan, drawn to a scale no smaller than 100 feet to one inch, that demonstrates the location and dimensions of all important features including, but not limited to, reserved future development right areas, water bodies or courses, easements and buildings within the subject parcel (transferring parcel) of land.
 - f. Slope analysis, performed by a professionally licensed engineer or land surveyor, that identifies developable acreage as described in the section 106-2-9 of this Land Use Code. This requirement may be waived by the county engineer upon finding that the subject parcel of land (transferring parcel) is not affected by steep terrain as defined in section 106-2-9
 - g. Preliminary title report demonstrating that the subject parcel of land (transferring parcel) has clear title; or a preliminary title report identifying any interested party making claim to the property and/or any beneficiary of an easement or encumbrance that exists in the form of a mortgage, deed of trust or other instrument that either secures the property and its unrestricted value as collateral or restricts development in any manner.
 - h. Title report summary letter prepared by the property owner or his representative who has chosen/agreed to make a real transfer of development rights to a proposed DRR-1 Zone. The letter shall, in the form of an outline, list all interested parties and provide contact information and details describing interest and/or encumbrance types and order of subordination if applicable.
 - i. Subordination agreement, provided by each and all interested parties with rightful claims and/or beneficiaries of existing encumbrances, that clearly states that the interested party and/or beneficiary acknowledges and agrees to a subordinate position to the grantee of an irrevocable transfer of development right easement (ITDRE) and the enforcement of its terms. The letter shall also clearly state that the interested party and/or beneficiary, by exercising any right granted to them under a mortgage, deed of trust or other instrument, cannot and will not modify, extinguish or affect the grantee's right to enforce the terms of the ITDRE.
 - j. Proposed transfer of development right easement meeting the requirements of section 104-848.
 - k. Proposed transfer of development rights deed.
- (3) *Certification.* The county planning division, after consideration of all relevant information, shall issue a certificate of transferable development rights, based on an official request and its conformance to the standards of this chapter. The certificate shall state the number of transferable development rights approved and available for transfer and shall be valid for a period of time not to exceed 60 days from the date of issuance.
- (4) *Transfer.* Prior to the expiration of a certificate of transferable development rights and prior to or at the time of application for a specific land use (e.g., subdivision or site plan approval) within a destination and recreation resort zone, all transfer documents, including an approved transfer of development rights deed and an approved transfer of development right easement, shall be executed by appropriated signature and recordation in the office of the county recorder. Recording of the transfer of development rights deed and a transfer of development right easement shall constitute a complete transfer, therefore, enabling resort land use applications to be accepted and processed through the county planning division.

(Ord. of 1956, § 44-5)

Sec. 104-29-6. - Transferable development right easement.

Irrevocable transfer of development right conservation easement. To ensure consistency and the perpetual protection and preservation of a parcel's conservation values, a parcel that is the subject of a proposed development right transfer shall be encumbered by an irrevocable transfer of development right conservation easement that meets the requirements described in section 57-18-1 et seq. of Utah Code and consists of but is not be limited to the following content and/or requirements:

- (1) *Title/form.*
 - a. The easement shall be entitled as an "Irrevocable Transfer of Development Rights (TDR) Conservation Easement."
 - b. The easement shall be in a form considered appropriate and acceptable to the office of the Weber County recorder.
- (2) *Grantor/grantee.* The easement shall name Weber County and one other qualified conservation organization, which is authorized to hold interest in real property, as the grantees. The qualified conservation organization, named as grantee, shall meet the requirements described in section 57-18-3 of Utah Code and shall require the approval of the county.
- (3) *Recital.* The easement shall recite and explain all matters of fact, including a parcel/boundary description, which are necessary to make the transaction intelligible.
- (4) *Nature of easement.* The easement shall explain its perpetual, irrevocable, inheritable and assignable nature.
- (5) *Purpose.*
 - a. The easement shall explain its purpose in terms of how it is intended to protect, preserve, enable the creation or continuation of an anticipated use and prevent certain conditions or uses upon the land that may diminish its open space qualities.
 - b. It shall be acknowledged, within this section, that the above "statements of purpose" are intended to be a substantive provision of the easement and that any ambiguity or uncertainty regarding the application of the terms of the easement will be resolved so as to further its purpose.
- (6) *Permitted uses and activities.*
 - a. The easement shall list the property rights that have been retained by the grantor, including the right to allow or restrict public access, and shall acknowledge that these rights are consistent with the applicable zoning for the area in which the parcel is located.
 - b. In the event that a residential development right has been retained on the subject parcel (transferring parcel), a statement shall be made, within this section, which explains the remaining number and type of development rights associated with the parcel. An exhibit shall also be referenced, within this section, which restricts and graphically demonstrates the general location of any future development.
- (7) *Prohibited uses and activities.* The easement shall list the property rights that have been voluntarily relinquished by the grantor and acknowledge that any exclusion does not constitute an approved use or imply that uses may be inconsistent with the applicable zoning for the area in which the parcel is located.
- (8) *Water rights.*
 - a. Agricultural parcels, when the subject of an irrevocable transfer of development rights (TDR) conservation easement, shall maintain a sufficient right to water in order to preserve agricultural production, therefore, it shall be required that the easement state that the grantor is legally prohibited from conveying, transferring, encumbering, leasing or otherwise separating or changing any historic water use on the parcel.
 - b. In the event that an agricultural parcel requires flexibility in its use of water to protect historic water rights, the grantor may make such statement that will allow the temporary lease of water rights for a period of time not to exceed two years. Such statement shall

acknowledge that the temporary lease will conform to all state requirements and will not permanently separate any historic water right from the agricultural parcel. Such statement shall also acknowledge that the grantees of the easement shall be notified prior to entering into any short-term water lease.

(9) *Monitoring and enforcement.*

- a. The easement shall state that the grantee will have the right to enforce the terms of the easement by entering the property, provided that an advance notice of 24 hours is provided to the grantor, for the purpose of inspecting the property for suspected/reported violations. Additionally, it shall state that the grantee shall have the right to enter the property at least once a year, at a mutually agreed time for the purpose of inspection and compliance monitoring regardless of whether grantee has reason to believe that a violation of the easement exists. In order to establish a monitoring baseline, an exhibit shall also be referenced, within this section, which inventories, graphically demonstrates and photo documents relevant features and the existing condition of the parcel.
- b. For the purposes of correcting any violation, condition or circumstance that is not consistent with the terms of the easement, it shall be stated that the grantee or assigns may, at their discretion, use any available legal or equitable remedy to secure and restore compliance with the standards set forth in the easement. Legal and/or equitable remedies may include but not be limited to injunctive relief, entering the property to perform restorative activities and/or recorded lien.

(10) *Termination and extinguishment.* The easement shall state under which conditions and/or circumstances that the easement could be terminated. These conditions may include but not be limited to grantee consent, court action or eminent domain.

(11) *Subordination.* Prior to granting the easement the grantor shall submit a title report and certify, within this section, that the subject parcel of land (transferring parcel) has clear title and is not encumbered by a mortgage, deed of trust or other instrument securing the property and its unrestricted value as collateral. If the subject property (transferring parcel) has been encumbered by a mortgage, deed of trust or other instrument that has secured the property and its unrestricted value as collateral, the grantor shall declare all encumbrances, within this section, and reference an exhibit, provided by any and all beneficiaries, that acknowledges and agrees to their subordinate position as it relates to the easement and the enforcement of its terms. The agreement/exhibit shall also clearly state that the beneficiary, by exercising any right granted to them under a mortgage, deed of trust or other instrument, cannot and will not modify, extinguish or affect the grantee's right to enforce the terms of the easement.

(12) *Costs and liabilities.* The easement shall state that the grantor will continue to be responsible for and bear all costs and liabilities of any kind related to ownership, operation, upkeep and maintenance of the subject property (transferring parcel).

(13) *Conveyance or transfer of property.* The easement shall state that any document intended to transfer or convey the subject property (or any interest in the subject property) will specifically refer to the easement and disclose its perpetual nature and the fact that it runs with the land. It shall also state that any failure to comply with this requirement shall not adversely affect the grantee's right to enforce the terms of the easement in any way.

(14) *General provisions.* This section shall describe provisions for but not limited to easement amendments, controlling law and interpretation.

(Ord. of 1956, § 44-6)

Sec. 104-29-7. - Seasonal workforce housing.

- (a) **Seasonal workforce housing.** A seasonal workforce housing plan shall be incorporated into the overall resort in order to provide a socially, economically and environmentally responsible development. To balance neighborhoods and promote a sense of community between visitors and

working residents, the resort shall locate a majority of seasonal workforce housing units within the resort or on property that is contiguous to the resort and offer a total number of units at a rate that meets or exceeds the following requirements based on the land use categories and calculations below:

- (1) A specific development site that proposes a land use that requires the resort developer to project the full-time equivalent employee (FTEE) generation, shall divide the FTEE by 1.65 to account for the average number of seasonal employees estimated to reside in a seasonal workforce housing unit. This number equals the seasonal employee housing demand. The seasonal employee housing demand shall then be multiplied by ten percent to calculate the required number of seasonal workforce housing units. Fractional housing units shall be rounded up to the nearest whole unit.
- (2) A specific development site that has an assigned employee generation value shall use that value to establish a FTEEs generated. The number of FTEEs shall then be divided by 1.65 to account for the average number of seasonal employees estimated to reside in a seasonal workforce housing unit. This number equals the seasonal employee housing demand. The seasonal employee housing demand shall then be multiplied by ten percent to calculate the required number of seasonal workforce housing unit(s). Fractional housing units shall be rounded up to the nearest whole unit.
- (b) *Housing type.* Workforce housing may consist of structures such as; single-, two-, three- and four-family dwellings, multifamily dwellings and rental units. Rental units may be apartments, dormitories, boardinghouses and/or residence halls.
- (c) *Housing affordability.* An annual report shall be generated and presented to the county planning staff that outlines a previous year's employment level, workforce housing need, housing type/availability and occupancy. The report shall also outline the methods guaranteeing perpetual affordability and the rental and/or mortgage payments as they relate to housing types. Housing payments, including utilities, shall not exceed 30 percent of the upper valley moderate income as defined in the county moderate income housing plan.
- (d) *Density and affordable workforce housing.* Any increases in density caused by the development of workforce housing requirements shall be in addition to the allowable density approved at the time of the DRR-1 Zone application.

(Ord. of 1956, § 44-7)

Sec. 104-29-8. - Land uses.

Use	Permitted (P) Conditional (C)
<i>Residential Uses</i>	
Single-family dwelling	P
Two-family dwelling (aka Duplex)	P
Three-family dwelling	P

Four-family dwelling	P	
Multi-family dwelling	P	
	Recreation lodge	P
	Lock-out sleeping room maximum of two per dwelling unit.	P
	Condominium rental apartment (Condo-Tel)	P
	Private residence club	P
	Townhome	P
Residential facility for persons with a disability meeting the requirements of section 108-7-13	P	
Timeshare/fractional ownership unit	P	
Nightly rental of single-family dwellings	€	
Hotel	P	
Bed and breakfast dwelling/B&B inn/B&B hotel	€P	
Accessory apartments	€P	
Workforce housing/dormitory/residence hall	P	
Hostel	P	
Campground (public or private tent/RV); meeting the requirements of the Forest Campground Ordinance of Weber County	€P	
Nightly Rentals of Single, Two, Three, Four, Multi-Family dwellings, recreation lodges, lock-out sleeping rooms, detached lockouts, condominiums, condominium rental apartments (Condo-Tel), private	P	

<u>residence clubs, townhomes, residential facilities, timeshare/fractional ownership units, hotels, bed and breakfast dwellings/B&B inns/B&B hotels, accessory apartments, workforce housing/dormitories/residence hall, hostel, campground, accessory dwelling units, and all or any portion of any other residential use.</u>	
<i>Commercial Uses</i>	
Bank/financial institution	P
Bakery	P
Drinking establishment	P
Grocer/neighborhood market	P
Delicatessen	P
Boutique (gift, flower, antique, clothing, jewelry)	P
Fueling station/gas station	P
Conference/education center	P
Wellness center (i.e., spa, fitness, etc.)	P
Art gallery and studios	P
Book store	P
Beauty/barber shop	P
Short-term vendor	P
Package liquor Store	P

Private club	P
Restaurant; excluding drive-thru window	P
Sporting goods/clothing store; including rental	P
<i>Other Uses</i>	
Arts theater and performance facility/auditorium/amphitheater	P
Agriculture	P
Childcare facilities	P
Church/place of worship	P
Clinic/medical facility	P
Community center	P
Developed recreation facility (i.e., swimming, golf course, ice skating, skate park, playground, tubing hill, tennis, etc.)	P
Dude ranch; including horse rental	P
Equestrian center	P
Gun club/skeet/sporting clay	C
Heliport, subject to the following standards:	CP
1.	A heliport must be located at an elevation of at least 6,200 feet above sea level.
2.	A heliport must be located at least 200 feet from any resort boundary, except where the Developer (as defined in the applicable Zoning Development Agreement) owns at

	<p><u>least 200 feet of property extending from the resort boundary at the planned location of the heliport or where the Developer has received approval from the owner of any property within 200 feet of the resort boundary at the planned location of the heliport.</u> The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the resort boundary provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission.</p>	
3.	The heliport landing surface must be dust-proof and free from obstructions.	
4.	Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.	
Home occupation; with no visiting clientele	P	
Home occupation; with visiting clientele	C	
Horses for private use, provided that not more than two are kept for each one acre of land exclusively devoted to the keeping of horses	P	
Trails (nordic, hiking, biking, equestrian)	P	
Laundromat	P	
Museums	P	
Nordic center	P	
Office; professional and resort administrative	P	

Office supply/shipping service	P
Parking areas and structures	P
Parks and playgrounds	P
Pharmacy	P
Public building	P
Public utility substation and structure	C
Real estate office	P
Recreation centers	P
Recreation vehicle storage	P
School; public or private school having a similar curriculum as a public school	P
Ski area and associated facilities, <u>including lifts</u>	P
Ski lodge and associated services	P
Small wind energy system; meeting the requirements of section 108-7-24	C
Solar energy installation; meeting the requirements of section 108-7-27	<u>CP</u>
Telecommunications tower	C
Yurt	P
Cluster subdivision excluding bonus density; meeting the requirements of title 108, chapter 3	P
PRUD excluding bonus density; meeting the requirements of title 108, chapter 5	<u>Pursuant to Chapter 5.C</u>

Welcome/information center	P
Wastewater treatment facility; meeting the requirements of the state division of water quality	CP
Water pumping plants and reservoirs	CP
Accessory Dwelling Unit	P
Greenhouse nursery or farm	P
Transit Facility	P
Additional Kitchens	P
Corral stable or building for keeping of animals or fowl.	P
Household Pets	P
Private stables	P
Educational facilities	P
Liquor wine and beer manufacturing, bottling, blending, distilling, packaging, sales and related activities	P
Temporary building or use incidental to construction work. Such building removed upon the completion or abandonment of the construction work.	P
Grazing and pasturing of animals.	P
Detached Lockouts	P
Accessory building or use customarily incidental to a permitted use	P

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Sec. 104-29-10. – Second Kitchen.

The Second Kitchen Covenant shall not be required for the construction of additional kitchens.

Sec. 104-29-11. – Miscellaneous Improvements.

“Miscellaneous Improvements” means improvements with a height less than six (6) feet such as walkways, steps, patios, decks, exterior railings, and similar exterior Dwelling improvements; (b) exterior landscaping décor such as planter, landscaping curbs, or any other similar exterior landscaping décor or improvements; (c) hot-tubs, barbeque grills, firepits, firebowls, patio heaters, benches, picnic tables and hammocks. In addition, without reference to height, overhangs, eaves, decks, stairs, access ramps and retaining walls that are connected or attached to the structure shall constitute “Miscellaneous Improvements.” Miscellaneous Improvements are permitted outside of the building envelope.

(Ord. No. 2012-1, § 4, 1-3-2012)

CHAPTER 1. - DESIGN REVIEW

Sec. 108-1-1. - Purpose.

- (a) The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter and the master plan and to ensure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.
- (b) It shall not be the intent of this chapter to restrict or specify the particular architectural design proposed or to specify the exterior detail or design, color, or materials proposed by the applicant, except as such detail is of such magnitude as to affect the general appearance and compatibility of the development with its surroundings or as guided by the Ogden Valley Architectural and Landscape chapter.

(Ord. of 1956, § 36-1; Ord. No. 2009-3; Ord. No. 2014-6, § 1, 4-1-2014)

Sec. 108-1-2. - Application and review.

- (a) All applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances. In the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, the buildings with a total footprint of less than 100,000 square feet may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances and/or the intent of the applicable master plan. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.
- (b) 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.

(Ord. of 1956, § 36-2; Ord. No. 2009-3; Ord. No. 2014-6, § 1, 4-1-2014)

Sec. 108-1-3. - Exceptions.

For buildings and uses covered by conditional use permits or planned unit development approval, design review shall be incorporated within such conditional use permit or planned unit development approval and need not be a separate application, provided the requirements of this chapter are met.

Agricultural uses, including agri-tourism, shall be exempt from meeting the landscaping requirements as set forth in section 108-1-4.

CHAPTER 8. - PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND ACCESS REGULATIONS

Sec. 108-8-1. - Purpose and intent.

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing, promote the safety and well being of the citizens of the county. Subsequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles.

(Ord. of 1956, § 24-1; Ord. No. 27-80; Ord. No. 2011-3, § 24-1, 2-15-2011)

Sec. 108-8-2. - Parking spaces for dwellings.

In all zones there shall be provided in a private garage or in an area properly located for a future garage:

Single-family dwelling	Two side-by-side parking spaces
Two-family dwelling	Four side-by-side parking spaces
Three-family dwelling	Six parking spaces
Four-family dwelling	Seven parking spaces
Other multiple-family dwellings	
Mixed bachelor, bachelorette and family	1¾ parking spaces per unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.
Bachelor and/or bachelorette	(Presence of resident manager does not make this type a mixed complex.) One parking space for each person in each unit. Building permit will stipulate maximum number of persons per unit and number and type of unit.
Housing exclusively for elderly	One parking space per unit for the first 30 units, 0.75 space per unit for the next 20 units and 0.5 space per unit for each unit in excess of 50 in the development.

- (1) If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase.

(Ord. of 1956, § 24-9; Ord. No. 27-80; Ord. No. 2011-3, § 24-9, 2-15-2011)

Sec. 108-8-11. - Regulations governing accessory vehicle off-street parking within required side yard areas.

One concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one required side yard of a dwelling provided that:

- (1) The dwelling unit has the minimum number of required off-street parking spaces as stipulated by section 108-8-2
- (2) The slab is at least eight feet wide and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling.
- (3) The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.
- (4) Any slab constructed must remain open and unobstructed to the sky.
- (5) No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt.
- (6) Any slab constructed for vehicle parking must be screened by a non-see through fence of not less than six feet in height along the length of the slab behind the front yard setback.
- (7) All stormwater run off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.

(Ord. of 1956, § 24-10; Ord. No. 27-80; Ord. No. 2011-3, § 24-10, 2-15-2011)

Sec. 108-8-12. - Off-site improvements required.

- (a) The applicant for a use permit for all residential, commercial or industrial structures, all other business and uses, and public and semi-public buildings shall install high back curb, gutter and sidewalk and entrance ways to county public works standards and location, within public or private streets along the entire property line which abuts the street, except in agricultural, shoreline and forestry zones, and where county regulations exempt such curb, gutter or sidewalk installation.
- (b) The planning commission may defer or exempt the installation of high back curb and gutter and/or sidewalk where topographies, timing or other unusual or special conditions exist, provided that the public health, safety and welfare is preserved.

(Ord. of 1956, § 24-11; Ord. No. 27-80; Ord. No. 13-86; Ord. No. 2011-3, § 24-11, 2-15-2011)

Sec. 108-8-12. – Ogden Valley Recreation and Resort Zone.

Within any Ogden Valley Recreation and Resort Zone where a master plan has been approved by the Planning Commission, the Planning Director may modify any provision of this Chapter by approving a Parking Plan created by the Developer (as defined in the applicable Zoning Development Agreement) if the Planning Director determines that the plan is consistent with the approved master plan.

CHAPTER 19. - ACCESSORY APARTMENTS

Sec. 108-19-1. - Purpose and intent.

The purpose of allowing accessory apartments within existing dwellings or by addition thereto, subject to conditions by conditional use permit, is to provide for affordable housing for the citizens of the county.

(Ord. of 1956, § 42-1)

Sec. 108-19-2. - Conditional use.

Accessory apartments may be permitted, by conditional use permit, in any zone in which single-family residential dwelling units are allowed, under the following specifications:

- (1) *Relationship to principal use; appearance.* An apartment may be established only accessory to a permitted dwelling. The apartment unit shall have common walls, roof, and/or floors with the principal dwelling. The minimum width shall be 20 feet with the livable floor area of the main home, with an opening from the accessory apartment to the main home, into a common living area of the main home. The opening can be closed off by a door. Basement apartments meet this requirement with the common floor. The stairs which lead to the main floor and open up into the common living space of the main home can be closed off by a door. The accessory apartment opening into a garage or storage is not considered livable space. The outward appearance of the accessory dwelling shall be consistent with the design and character of the principal dwelling in its construction, materials and finish treatment. There shall be no more than one apartment accessory to a permitted dwelling. There shall be no separate address, mailbox or utilities.
- (2) *Floor area.* Living area of an accessory apartment shall contain a minimum of 400 square feet and shall not exceed a maximum of 800 square feet; there shall be no more than two bedrooms in such apartments. In no case shall the floor area exceed 25 percent of the gross livable floor area of the total structure.
- (3) *Location.* An accessory apartment shall be so located upon a lot to comply with all dimensional requirements of the zoning district for new construction. An apartment located within the perimeter of an existing (by location) nonconforming dwelling, shall not be subject to such requirements. No apartment shall be located in a basement or cellar unless such basements or cellar constitutes a walk-out basement. Additions for the purpose of an accessory apartment shall be made only above or to the side or rear of the principal dwelling.
- (4) *Access.* An accessory apartment shall have a minimum of one separate external door access from the principal dwelling located on either the side or the rear of the principal dwelling.
- (5) *Amenities.* An accessory apartment shall contain separate amenities from the principal dwelling: kitchen facilities, full bath, electric panel with separate disconnect, telephone service.
- (6) *Parking.* In addition to the two parking spaces required for the principal dwelling, two off-street parking spaces shall be provided for an accessory apartment in a designated location on the premises. Such spaces shall be on an area prepared to accommodate vehicle parking.

(Ord. of 1956, § 42-2)

Sec. 108-19-3. - General provisions.

In addition to the section above, the following general provisions shall apply:

- (1) Either the principal dwelling or accessory apartment shall be occupied by the owner of the premises at all times, excepting reasonable vacation absences.

- (2) Nothing shall prevent the owner of the premises from deed restricting aspects of the use of the apartment as long as such restrictions legally conform to any local, state or federal law or regulation.
- (3) There shall be no limitation on age of structure, time of ownership, or construction of additions to establish an accessory apartment, except as provided in this section.
- (4) All provisions of the state building code, as amended from time to time, including the securing of requisite building land use permits, building permits, and certificates of occupancy, together with the requirements of all other applicable construction codes or regulations, shall be met to establish an accessory apartment.
- (5) The fire marshal shall review and approve any proposal to establish an accessory apartment to assure adequate fire safety.
- (6) The Morgan-Weber Environmental Health Department or sewer service provider shall review and approve any proposal to establish an accessory apartment to assure the premises conforms to the minimum requirements for sewage disposal.

(Ord. of 1956, § 42-3)

Sec. 108-19-4. - Application procedure.

The application for a conditional use permit for an accessory apartment shall follow the guidelines in chapter 4 of this title. The following provisions shall also apply to the establishment of an accessory apartment:

- (1) A person seeking to establish an accessory apartment shall file an application for a conditional use permit and pay the associated filing fee. The application is to be accompanied by complete floor plans, elevations, and interior layout drawn to scale, including alterations to be made to the existing dwelling exterior. Also, photographs of the dwelling exterior are to be submitted with the application. The application shall then be reviewed and either approved or denied by the township planning commission in which jurisdiction the property lies.
- (2) Upon receipt of a conditional use permit and building permit, and prior to issuance of a certificate of occupancy by the chief building official, the county zoning enforcement officer shall inspect the premises. The conditional use permit shall be reviewed for renewal every two years.

(Ord. of 1956, § 42-4)

Sec. 108-19-5. - Moderate income housing provision.

In the interest of furthering the goals of providing increased affordable housing stock, it is desirable that provision for accessory apartments be established meeting the affordability guidelines established by the county moderate income housing plan. Owners are encouraged to establish units in consideration of such guidelines.

- (1) To determine achievement of affordable housing designation, the owner shall provide a copy of the initial rental agreement indicating either the monthly or annual rent of the unit at the time of issuance of the certificate of occupancy.
- (2) The planning division staff, pursuant to its established administrative requirements, shall review rental agreements every two years as part of the conditional use approval in order to assure that the affordability of the accessory apartment is upheld and to keep records on numbers and availability of affordable housing.

(Ord. of 1956, § 42-5)

Sec. 108-19-6 – Destination and Recreation Resort Zone.

Accessory Apartments shall be a permitted use in the Ogden Valley Destination and Recreation Resort Zone and the specifications of such Accessory Apartments shall be up to the discretion of the Developer (as defined in the applicable Zoning Development Agreement). For clarity, the other provisions of this Section shall not apply to Accessory Apartments in the Ogden Valley Destination and Recreation Resort Zone.

CHAPTER 2. - OGDEN VALLEY SIGNS

Sec. 110-2-1. - Purpose and intent.

The purpose and intent of the sign standards is to provide for reasonable display of all signage in the Ogden Valley to identify and advertise products, services, institutions, events, and business establishments for the information and convenience of the general public. These standards and criteria are designed to protect and promote the public health, safety, and general welfare of persons within the community. The standards are also designed to aid in the orderly development and promotion of business by providing regulations, which encourage aesthetics, effectiveness, and flexibility in the display and use of signs while protecting and enhancing community character in the unincorporated portion of the Ogden Valley in Weber County, as described in the Ogden Valley General Plan.

It is the county's policy to regulate signs in a manner that is consistent with the free speech protections and provisions of the United States Constitution and of the Constitution of the State of Utah by enacting regulations which do not restrict speech on the basis of its content, viewpoint or message; and do not favor one form of speech over another.

(Ord. of 1956, § 32B-1; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013)

Sec. 110-2-2. - Applicability.

- (a) *Permit required.* No person shall erect, alter or relocate any sign without first obtaining a land use permit, and meeting the standards set forth in this section. Signs conforming to the requirements of this section which identify seasonal business may be removed for the seasons during which the business is not in operation, and may be reinstalled without a new permit. All applications for land use permits shall be accompanied by plans, designs, specifications and drawings stating specifically all dimensions, lighting, colors and plan of installation stating clearances and setbacks. Land use permits expire six months after issuance if the sign is not erected or altered pursuant to the permit.
- (b) *Maintenance and repainting exempt.* The repainting, changing of parts, and general maintenance of signs located on the site shall not be deemed alterations requiring a permit, except for nonconforming signs as set forth in section 110-2-4, Nonconforming signs.

(Ord. of 1956, § 32B-2; Ord. No. 2009-30)

Sec. 110-2-3. - Master signage plan.

A master signage plan shall be required to ensure compliance with standards and requirements of this Land Use Code when multiple signs are allowed and/or multiple tenants, businesses or other entities occupy a single building or storefront.

- (1) *Approval of the master signage plan.* The master signage plan is subject to site plan approval, and once approved, all individual land use permits shall comply therewith.
- (2) *Requirements.* Each master signage plan shall clearly indicate the location, size, illumination details, type and all dimensions, including height, of each sign on the property, as well as the distribution or allowed signage among multiple tenants, businesses or entities within a building or complex.

(Ord. of 1956, § 32B-3; Ord. No. 2009-30)

Sec. 110-2-4. - Nonconforming signs.

A sign may be reinstalled which duplicates the original nonconforming sign in dimensions and location. Any changes in size or location shall require conformance to this chapter and the current lighting ordinance.

(Ord. of 1956, § 32B-4; Ord. No. 2001-32; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013)

Sec. 110-2-5. - Allowable signs by zoning district.

- (a) *Valley Commercial CV-1, CV-2 and the Manufacturing MV-1 Zoning Districts.*
- (1) *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
 - (2) *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade. Each individual building within the project area may have a ground monument sign and shall meet the requirements of this chapter, with the signs being approved as part of the master signage plan.
 - (3) *Entrance ground sign.* One entrance ground sign on a multiple building/tenant project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
 - (4) *Conditional use.* As a conditional use, commercial or manufacturing developments of multiple lots that are developed on an interior section of ground with lots having no frontage along major roads (collector or arterial) will be allowed an entrance ground sign meeting the requirements of this chapter, at the location where the local roads intersect the major road, which lead directly to the development. The entrance ground sign will announce the businesses within the development. Hotels/motels will be allowed "Vacancy/No Vacancy" on this sign.
- (b) *Valley Commercial Resort (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-3), FR-1, FR 3, F-5, F-10, and F-40.*
- (1) *Nonresidential uses.*
 - a. *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
 - b. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.
 - c. *Entrance ground sign.* One entrance ground sign on a multiple building project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
 - (2) *Residential uses.*
 - a. Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
 - b. Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.

- c. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.

(c) *Destination and recreation resort zone.*

(1) *Nonresidential uses.*

- a. *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
- b. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from finished grade. The planning commission may approve up to two ground/monument signs at each main resort entrance/portal when presented as part of a master signage plan as described in section 110-2-3
- c. *Portable signs.* A-frame or sandwich signs not exceeding nine square feet may be placed outside of a particular subdivision, project or event site; however, the sign must remain within the resort boundary.
- d. *Banners not to exceed 21 square feet each.* Each sign shall be safely secured to a permanent fixture and extend no closer than eight feet to the ground.
- e. *Changeable copy signs.* Manual signs only meeting the requirements as listed in section 110-2-10(b) (Special purpose signs—destination and recreation resort manual changeable copy signs).

(2) *Residential uses.*

- a. Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
- b. Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.
- c. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.

(3) *Sign plan*

Within any Ogden Valley Recreation and Resort Zone, at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the Planning Commission, the Planning Director may modify any provision of this Chapter by approving a Sign Plan created by the Developer (as defined in the applicable Zoning Development Agreement) if the Planning Director determines that the plan is consistent with the approved master plan.

-(Ord. of 1956, § 32B-6; Ord. No. 2006-6; Ord. No. 2009-30)

Sec. 110-2-6. - Optional and alternative signs.

- (a) *Canopy signs.* Canopy signs may be substituted for wall signs, subject to approval of the master signage plan. Any approved canopy sign shall have a minimum vertical clearance of eight feet from any walking surface.
- (b) *Projecting signs.* Projecting signs that are perpendicular to a building may be substituted for wall signs, subject to approval of the master signage plan. No sign face of a projecting sign may project

more than four feet from the wall to which it is mounted. Any projecting sign shall have a minimum vertical clearance of eight feet from any walking surface.

- (c) *Entrance/exit signs.* Entrance/exit signs are limited to two signs for each approved driveway opening for commercial uses and multi-tenant dwellings, and shall be limited to a maximum of three square feet per side, and shall be no higher than five feet above the ground at the top of the sign. Setbacks shall be ten feet from right-of-way. Content is limited to "Entrance" and "Exit."

(Ord. of 1956, § 32B-7; Ord. No. 2009-30)

Sec. 110-2-7. - Window signs.

Signs displayed in windows of buildings or storefronts are permitted. A sign permit is not required for their display, provided the following standards are met:

- (1) *Size limit.* Window signage shall occupy no more than 25 percent of the area of the window in which the signs are displayed. In no event shall window signage exceed 16 square feet in any one window that would reduce air and/or light.
- (2) *Prohibited features of window signs.* No window sign, not any other sign within a building or structure shall flash, rotate or be mechanically or electronically animated in any way so as to be visible from outside of the building or structure for purposes of public safety.

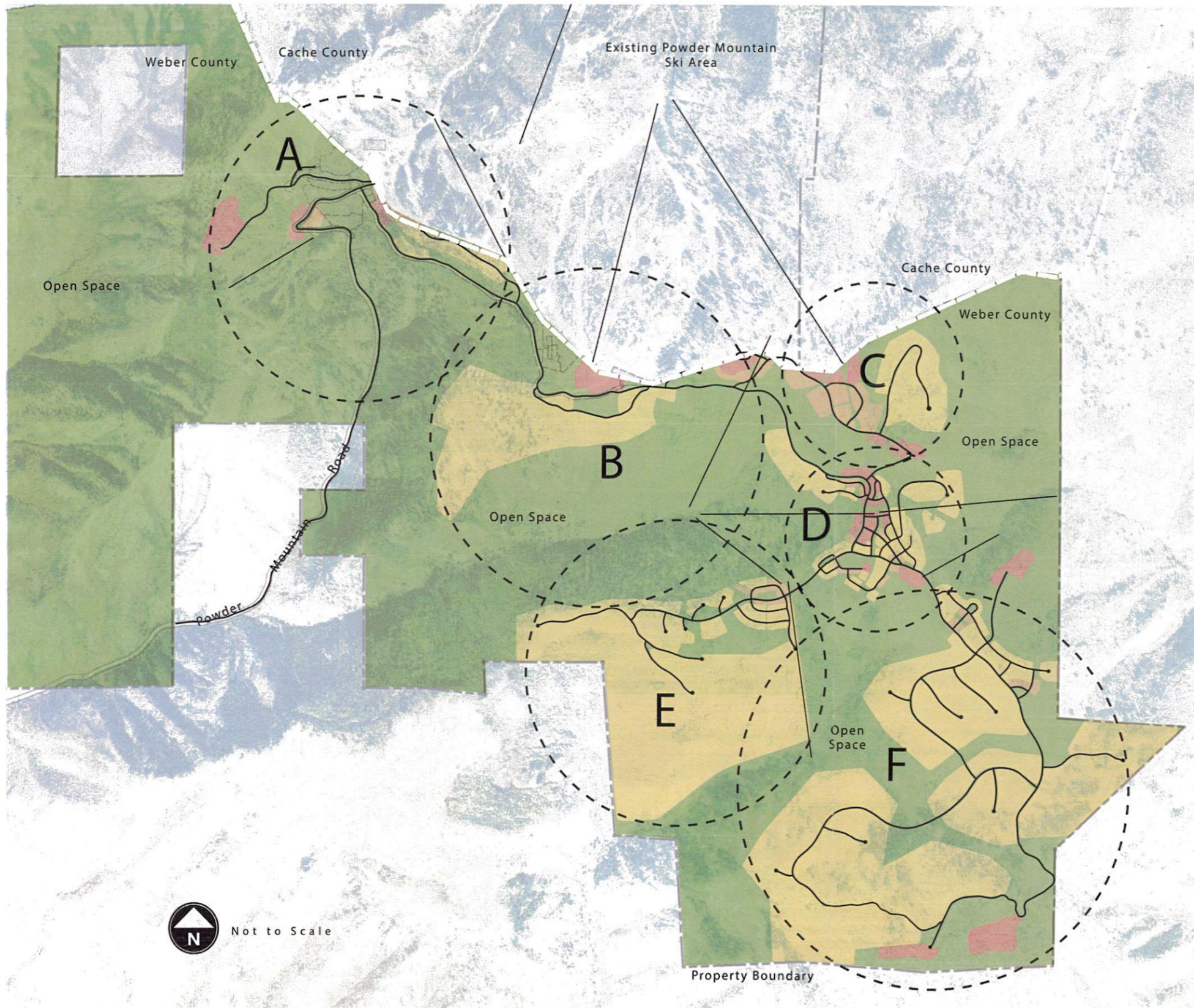
(Ord. of 1956, § 32B-8; Ord. No. 2009-30)

Sec. 110-2-8. - Prohibited signs.

The following signs and types of signs are prohibited in all zoning districts in the Ogden Valley of Weber County:

- (1) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light beams, lasers or other like decorations.
- (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.
- (3) *Rotating beacon lights.*
- (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being used for passenger flight.)
- (5) *Portable signs.* Changeable copy trailer, a-frame, sandwich, or portable signs, except as permitted in section 110-2-10, Special purpose signs and section 110-2-5(c), Destination and recreation resort zone.
- (6) *Banners.* Banners, except as permitted in section 110-2-11, temporary sign usage, section 110-2-9 (19), other signs, and section 110-2-5(c), destination and recreation resort zone.
- (7) *Changeable copy signs.* Electronic changeable copy signs. Manual changeable copy signs except as permitted in section 110-2-10, Special purpose signs.
- (8) **Off-site signs.** All off-site, off-premises and directional signs which advertise businesses, establishments, activities, facilities, goods, products, or services not made, produced, sold or present on the premises or site where the sign is installed and maintained are prohibited, except as exempted in section 110-2-9, Other signs. Notwithstanding the foregoing, where access to a parcel is via an adjacent parcel, signs may be located on such adjacent parcel.
- (9) *Signs on motor vehicles, except for student driver signs.* Vehicle signs may be allowed on vehicles, but they may not be illuminated or parked on a long-term basis to be used as a sign for the purpose of advertising a product or directing people to a business activity as listed in section 110-2-9, Other signs.

Overall Land Use Plan



The Overall Land Use Plan depicts general areas for development within the proposed Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

DEVELOPMENT AREAS

- A - Mid-Mountain
- B - The Ridge
- C - Earl's Village
- D - Summit Village
- E - Gertsen
- F - The Meadow

DEVELOPMENT LEGEND

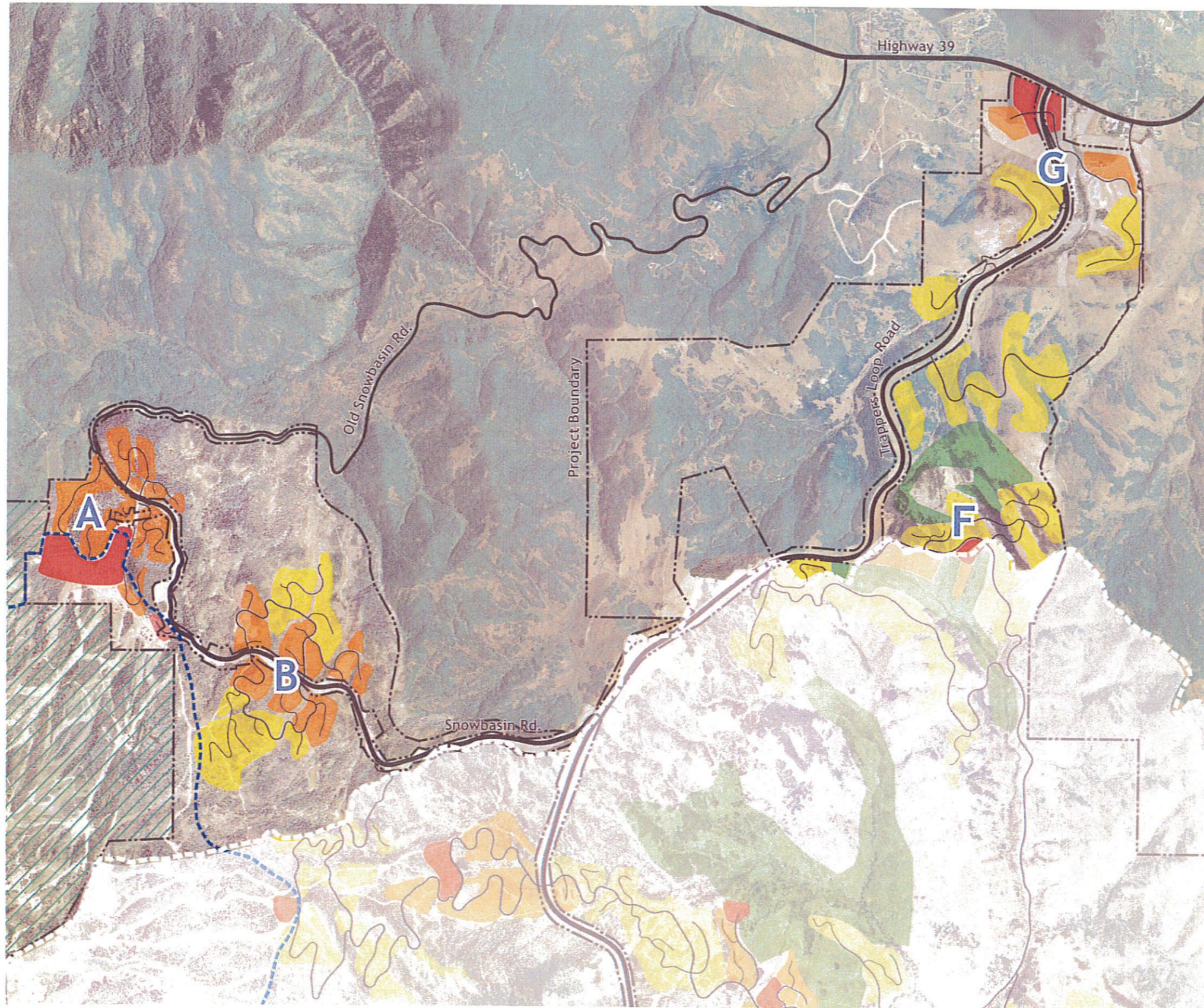
	MIXED USE HOTELS COMMERCIAL/SKIER SERVICES/CONF. CENTER RETREATS	1,218 ROOMS* 159,000 SF 180 ROOMS*
	MULTI FAMILY	1,256 UNITS
	SINGLE FAMILY SINGLE FAMILY LOTS NESTS	738 UNITS 340 NESTS

DEVELOPMENT DATA

TOTAL UNITS 2,800 UNITS

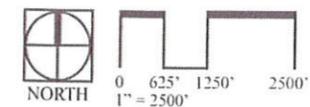
* HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

WEBER COUNTY LAND USE PLAN



WEBER COUNTY				
Development Area	Acres	Total Units	Hotel Units	Commercial Sq Ft
Weber County Total Land Area	3,808			
Area A - Earl's Village	142	1,529	150	75,000
Area B - The Forest	216	502		
Area F - The Meadows	76	22		
Area G - The Ranch	252	297		140,000
Right-of-way (10% of proposed development areas)	69	N/A		
Weber County Total Development	755	2,350	150	215,000
Weber County Total Open Space	3,053			
Weber Co % of Land to be Developed	19.8%			
Weber Co % of Land to be Open Space	80.2%			

- Snowbasin Project Boundary
- Snowbasin Ski Area Boundary
- USFS Special Use Permit Area
- Roads
- Single Family residential
- Multi-family residential
- Condominiums
- Mixed-use development
- Golf and Golf Infrastructure



CHAPTER 42

ACCESSORY APARTMENTS

2007-17

- 42-1. Purpose and Intent**
- 42-2. Conditional Uses in any zone that permits residential dwellings**
- 42-3. General Provisions**
- 42-4. Application Procedure**
- 42-5. Moderate Income Housing Provision**
- 42-6. Non-conforming Accessory Apartment units**
- 42-7. Applicability to existing units**

42-1. Purpose and Intent

The purpose of allowing Accessory Apartments within existing dwellings or by addition thereto, subject to conditions by Conditional Use Permit, is to provide for affordable housing for the citizens of Weber County.

42-2. Conditional Uses in any zone that permits residential dwellings

Accessory Apartments may be permitted, by Conditional Use Permit, in any zone in which single-family residential dwelling units are allowed, under the following specifications;

1. Relationship to principal use; appearance. An apartment may be established only accessory to a permitted dwelling. The apartment unit shall have common wall(s) roof, and/or floor(s) with the principal dwelling. The minimum width shall be 20 ft. with the livable floor area of the main home, with an opening from the accessory apartment to the main home, into a common living area of the main home. The opening can be closed off by a door. Basement apartments meet the requirement with the common floor. The stairs that leads upstairs and opens up into the common living space of the main home, can be closed off by a door. The accessory apartment opening into a garage or storage is not considered livable space. The outward appearance of the accessory dwelling shall be consistent with the design and character of the principal dwelling in its construction, materials and finish treatment. There shall be no more than one apartment accessory to a permitted dwelling. There shall be no separate address, mailbox or utilities.
2. Floor area. Living area of an accessory apartment shall contain a minimum of four hundred (400) square feet and shall not exceed a maximum of eight hundred (800) square feet; there shall be no more than two bedrooms in such apartment. In no case shall the floor area exceed twenty-five (25) percent of the gross livable floor area of the total structure.
3. Location. An accessory apartment shall be so located upon a lot to comply with all dimensional requirements of the zoning district for new construction. An apartment located within the perimeter of an existing, (by location), nonconforming dwelling, shall not be subject to such requirement. No apartment shall be located in a basement or cellar unless such basement or cellar constitutes a walkout basement. Additions for the purpose of an accessory apartment shall be made only above or to the side or rear of the principal dwelling.

4. Access. An accessory apartment shall have a minimum of one (1) separate external door access from the principal dwelling located on either the side or the rear of the principal dwelling
 5. Amenities. An accessory apartment shall contain separate amenities from the principal dwelling: kitchen facilities, full bath, electric panel with separate disconnect, telephone service.
 6. Parking. In addition to the two (2) parking spaces required for the principal dwelling, two off-street parking spaces shall be provided for an accessory apartment in a designated location on the premises. Such spaces shall be on an area prepared to accommodate vehicle parking.
-

42-3. General Provisions

In addition to the section above, the following general provisions shall apply:

1. Either the principal dwelling or accessory apartment shall be occupied by the owner of the premises at all times, excepting reasonable vacation absences.
 2. Nothing shall prevent the owner of the premises from deed restricting aspects of the use of the apartment as long as such restrictions legally conform to any local, state or federal law or regulation.
 3. There shall be no limitation on age of structure, time of ownership, or construction of additions to establish an accessory apartment, except as provided in this section.
 4. All provisions of the State of Utah Building Code, as amended from time to time, including the securing of requisite building Land Use Permits, Building Permits, and certificates of occupancy, together with the requirements of all other applicable construction codes or regulations, shall be met to establish an accessory apartment.
 5. The Fire Marshal shall review and approve any proposal to establish an accessory apartment to assure adequate fire safety.
 6. The Morgan-Weber Environmental Health Department or Sewer Service provider shall review and approve any proposal to establish an accessory apartment to assure the premises conforms to the minimum requirements for sewage disposal.
-

42-4. Application Procedure

The application for a Conditional Use Permit for an accessory apartment shall follow the guidelines in Chapter 22C. The following provisions shall also apply to the establishment of an accessory apartment:

1. A person seeking to establish an accessory apartment shall file an application for Conditional Use Permit, and pay the associated filing fee. The application is to be accompanied by complete floor plans, elevations, and interior layout drawn to scale; including alterations to be made to the existing dwelling exterior; photographs of the exterior of the existing dwelling. The application shall be reviewed and either approved or denied by the Township Planning Commission in which jurisdiction the property lies.
 2. Upon receipt of a Conditional Use Permit and Building Permit, and prior to issuance of a Certificate of Occupancy by the Chief Building Official, the Weber County Zoning Enforcement Officer shall inspect the premises. The Conditional Use Permit shall be reviewed for renewal every two (2) years.
-

42-5. Moderate Income Housing Provision

In the interest of furthering the goals of providing increased affordable housing stock, it is desirable that provision for accessory apartment be established meeting the affordability guidelines established by the Weber County Moderate Income Housing Plan. Owners are encouraged to establish units in consideration of such guidelines.

1. To determine achievement of affordable housing designation, the owner shall provide a copy of the initial rental agreement indicating either the monthly or annual rent of the unit at the time of issuance of the Certificate of Occupancy.
2. The Planning Department Staff, pursuant to its established administrative requirements, shall review rental agreements every two (2) years as part of the Conditional Use approval in order to assure that the affordability of the accessory apartment is upheld and to keep records on numbers and availability of affordable housing.

42-6. Non-conforming Accessory Apartment units

Any accessory apartment type unit remaining without a Conditional Use Permit after the date of May 6, 2006 shall be deemed to be illegal and in violation of the zoning regulations and subject to such enforcement action and penalties which the law may prescribe.

42-7. Applicability to existing units

Recognizing that there currently exists illegally established units of accessory apartments, provision is made under this subsection to allow such units to apply for and receive Conditional Use Permits for a period of one (1) year from the effective date of this ordinance. Upon expiration of this provision on May 6, 2007, this subsection shall become invalid and be removed from the zoning regulations. Existing units shall be reviewed subject to the following:

1. The request shall meet the provisions set forth in this ordinance.
 2. The provisions of this ordinance for the establishment of an approved accessory apartment shall be waived only if found to create no violation of any local, state, or federal ordinance, law or regulation.
-



Weber County Planning Division

~~Red strikeout indicates text being deleted.~~

Blue underline indicates text being added.

~~Green strikeout indicates text moving to another location.~~

Green double underline indicates text being moved to this location.

Planning Commission Consideration. I respectfully request that the Planning Commission carefully consider the proposal, and provide me general direction as to needed changes prior to it being formally presented for review and recommendation to the County Commission.

Attachments. In the attached exhibits the planning Commission will find the documents as listed below. They are being provided for the Planning Commission's reference, and may prove useful during our discussion.

- Exhibit A: (Proposed) Conditional Use Code with Track Changes
- Exhibit B: (Proposed) Conditional Use Code without Track Changes
- Exhibit C: Weber County Land Use Code Revision Process Workflow

Exhibit A: Proposed Conditional Use Code Amendment -- With Track Changes

1 **Sec. 101-1-7. - Definitions.**

2 ...

3 Use, conditional. ~~The term "conditional use" means a use, because of characteristics peculiar to it, or~~
4 ~~because of size, technological processes, or type of equipment, or because of the exact location with~~
5 ~~reference to surroundings, streets and existing improvements or demands upon public facilities, requires~~
6 ~~a special degree of control that mitigates or eliminates any detrimental impacts the use might have on the~~
7 ~~county, surrounding neighbors, or adjacent land uses and makes such uses consistent and compatible~~
8 ~~with other existing or permissible uses in the same districts, and assures that such uses shall not be~~
9 ~~adverse to the public interest.~~ "Conditional use" means a land use that, because of its unique characteristics
10 or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in
11 some areas or may be compatible only if certain conditions are required that mitigate or eliminate the
12 detrimental impacts.

Comment [c1]: Taken straight from state code.

13 ...

14 **CHAPTER 4. - CONDITIONAL USES**

15

16 **Sec. 108-4-1. - Purpose and intent.**

17 (a) The purposes of this Chapter are to:

18 (1) provide for the intent of the respective zones, and to provide for the vision, goals, and objectives
19 of the respective general plans, by specifying general standards that may be applied by the
20 Land Use Authority to a use listed as a conditional use in this Land Use Code; and

21 (2) provide a reasonable process for the application for and timely review of a conditional use
22 permit.

23 (b) The intent of providing conditional use regulations is to provide allowance for additional uses in each
24 zone and give the Land Use Authority flexibility in applying reasonable conditions to effectively
25 manage unique characteristics or detrimental effects of those uses, on a case by case basis.
26 Conditions shall be related to the standards of this Chapter, or applicable requirements of this Land
27 Use Code.

28 ~~(a) The purpose of this chapter is to establish standards for land uses listed in each zone as a~~
29 ~~conditional use, and to provide for a reasonable application, review, and approval process for land~~
30 ~~uses that are specified as "conditional."~~

31 ~~(b) Conditional uses are intended to allow greater flexibility by providing a wider variety of uses in a~~
32 ~~zone, while at the same time allowing conditions to be applied, due to their unique characteristics or~~
33 ~~potential impacts on surrounding uses. These may be appropriate only in certain locations and/or~~
34 ~~under specific conditions that mitigate potential impacts. If impacts cannot be mitigated, the~~
35 ~~conditional use may be deemed incompatible in some areas.~~

Comment [c2]: Future change: reference the new land use table here.

36 (Ord. of 1956, § 22C-1; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

37 **Sec. 108-4-2. - Conditional use permit.**

38 (a) A conditional use permit shall be required for all uses listed as a conditional use in the Weber County
39 Land Use Code. The conditional use permit shall list all conditions and requirements, based on
40 applicable standards, determined appropriate to substantially mitigate the impacts detrimental effects
41 created by the use in order to make it acceptable at the specific location.

42 (b) In the event a change is proposed from the conditions of the original approval, an amendment to the
43 original conditional use permit shall be required.

Comment [c3]: See new CUP definition

44 (b)(c) A conditional use permit shall run with the property, unless the permit has expired, ~~or has been~~
45 ~~revoked, or the use has been abandoned.~~

46 (Ord. of 1956, § 22C-2; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

47 **Sec. 108-4-3. -- Application and Review procedure.**

48 Applications for a conditional use permit shall be submitted to the planning division.

49 (1) ~~An application shall include:~~ The application shall include the information in the following list. For
50 those applications where no changes are proposed to an existing site or structure, or where the
51 application requirements are unnecessary to demonstrate compliance with applicable
52 ordinances and standards, the application requirements may be modified or consolidated by the
53 Planning Director or designee.

- 54 a. ~~a~~ A completed application form signed by the property owner or certified agent;
55 b. ~~a~~ An application fee. The payment of a partial application fee, or the submittal of plans for a
56 pre-submittal review, does not constitute a complete application;
57 c. ~~a~~ A written narrative ~~addressing the criteria of issuance section 108-4-4~~ explaining the
58 proposal. The narrative shall include, at a minimum, the following information:

- 59 1. the name of the project;
60 2. the name, home address, and, if applicable, business address, of the applicant;
61 3. as applicable, the name and business address of the project designer or engineer;
62 and
63 ~~4.~~ 4. a written explanation of how the proposal complies with the applicable standards
64 of Section 108-4-4, and those applicable standards of Section 108-1 and Section
65 108-2; and

66 d. ~~a~~ Detailed location-vicinity map. The map shall include the following minimum information:

- 67 1. the name of the project;
68 2. a north arrow;
69 3. all significant natural and manmade features and existing structures within 200 feet
70 of any portion of the proposed project area;
71 4. the property boundaries of the proposal; and
72 ~~2.~~ 5. the names and site addresses of adjacent property owners; and

73 e. a site plan of the proposal. The site plan shall be designed to provide, at a minimum, the
74 following information:

- 75 1. the name of the project;
76 2. the name, home, and if applicable, business address, of the applicant;
77 3. as applicable, the name and business address of the project designer or engineer;
78 4. the image shall be drawn to a scale that makes the project easily and clearly
79 legible;
80 5. a north arrow pointing to the left or top of the sheet;
81 6. the boundary of the site, including any building pad, public and private easements,
82 and other areas affected by the proposal;
83 7. the existing uses and ownership information for adjacent parcels;

Comment [c4]: Something that might change before final ordinance is brought to PC. Some of the application requirements are for commercial, industrial, multifamily, etc., and are too robust for other application types. I may move them into the design review chapter instead, and leave more general requirements here.

Comment [c5]: Check reference

Comment [c6]: Check reference

- 84 8. existing zoning;
- 85 9. total acreage of the entire affected property and, if the property is split by zoning,
- 86 the total acreage of property in each zone;
- 87 10. the location and width of existing and proposed roads, driveways, and parking
- 88 areas, as may be applicable;
- 89 11. the location of any existing and proposed manmade features, including, but not
- 90 limited to, bridges, railroad tracks, trails and pathways, structures, and fences;
- 91 12. the existing and, if applicable, proposed culinary water, irrigation water, and
- 92 sanitary sewer or septic infrastructure;
- 93 13. the existing and proposed topographic contours, including, if applicable, any details
- 94 necessary to explain proposed grade changes, fills or excavations, or any other
- 95 earth work, together with accompanied drainage plans, storm water pollution
- 96 prevention plans, and revegetation plans, as may be applicable;
- 97 14. the location and type of existing landscaping and vegetation, and proposed
- 98 changes thereto if any. If applicable, location and type of new landscaping and
- 99 vegetation;
- 100 15. The location of flood plain boundaries, if applicable; and
- 101 ~~3.16.~~ Any other proposed site improvements showing details and other applicable
- 102 design and architectural requirements specified in Section 108-1 and Section 108-
- 103 2; and
- 104 ~~Detailed building plans and site plans-Detailed building plans and site plans specifications shall be~~
- 105 ~~drawn to scale including electronic copies showing details and other applicable zoning requirements as~~
- 106 ~~which are outlined in chapter 1 of this title, Design review, and chapter 2 of this title, Ogden Valley~~
- 107 ~~Architectural, Landscape and Screening Standards.~~
- 108 ~~a. Accompanying documents including water and wastewater feasibility letters.~~
- 109 ~~b. Any additional pertinent information needed to adequately describe the proposal.~~
- 110 f. culinary water and sanitary sewer or septic verification, as may be applicable for the
- 111 specific use. Culinary water and sanitary sewer or septic verification shall include feasibility
- 112 letters from the applicable water and sanitary sewer or septic entity or agency;
- 113 ~~g. A requirement that the applicant submit applicable impact studies or other technical studies~~
- 114 ~~that may be necessary to provide evidence of anticipated detrimental effects of the~~
- 115 ~~proposal or evidence of compliance with the applicable standards, as may be required by~~
- 116 ~~the Planning Director or County Engineer; regarding grading, drainage, traffic, geologic~~
- 117 ~~hazards, etc. and~~
- 118 e.h. Any additional pertinent information needed to adequately describe the proposal, or
- 119 provide evidence of compliance with the applicable standards, as determined by the
- 120 Planning Director.
- 121 ~~d.i. For those applications where no changes are proposed to an existing structure, the~~
- 122 ~~application requirements may be modified by the planning director.~~
- 123 (2) Application submittal and review.
- 124 a. ~~The application review procedure for proposed conditional uses~~ The County's review of a
- 125 conditional use permit application and the site plan will ensure ~~is intended to verify~~

Comment [c7]: Water and sewer feasibility. See also beefed up water standard in 108-4-5.

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compliance with ~~all~~ applicable ordinances and provide appropriate and reasonable mitigation of anticipated detrimental effects.

b. The application review procedure ~~shall contain the following components~~ is as follows:

1. Pre- application meeting. Prior to submission of a complete application, ~~a~~ pre-application meeting is required to be held with planning staff, in which an applicant will provide preliminary site-plans ~~are reviewed and~~ for planning staff to review and discussed discuss with the applicant. This meeting is intended to provide the applicant with a better understanding of the conditional use process and requirements in order to assist with the submission of a complete application, ~~prior to finished plans being submitted for review;~~
2. Complete application submission. Upon assembling a complete application, the applicant may submit it for substantive review. Incomplete applications shall not be accepted. Staff will review the application for completeness. In the event the application is incomplete, staff will return it to the applicant with a list of deficiencies. ~~A review of the application for completeness;~~
3. Referral of the application to reviewers. Upon acceptance of an application, planning staff shall transmit it to applicable reviewers as may be determined necessary to verify compliance with the standards of this Chapter, or relevant requirements of any other Chapter of this Land Use Code.
4. Reviewer's recommendations. Within a reasonable timeframe, applicable reviewers shall forward to planning staff reasonable recommendations for conditions necessary to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
5. Planning staff review and recommendation to the Land Use Authority. Planning staff shall review the application, together with any reasonable recommendations from applicable reviewers, to determine compliance with this Land Use Code. Planning staff shall assemble a staff recommendation, with conditions and findings, for the application, then forward the recommendation with the application to the Land Use Authority for a final decision.
- ~~3-6.~~ Land Use Authority review and decision. Upon receipt of the application and staff recommendation the Land Use Authority shall make final decision on whether the application complies with this Land Use Code, in accordance with the requirements of Section ~~108-4-4~~. Final decisions shall be accompanied by any applicable conditions, and relevant findings.
7. The Planning Commission is the Land Use Authority for conditional use permits. De minimis revisions to a previously approved conditional use permit may be approved by the Planning Director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this code. The planning director's written approval of a de minimis revision shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice.

Comment [c8]: Check reference

Comment [c9]: This is a placeholder until the Land Use Authority matrix is completed and the land use table is completed. It may change after that.

- 167 1. ~~A review of the proposed site plan for compliance with applicable sections of the~~
 168 ~~Land Use Code;~~
 169 2. ~~A review of the proposed use and site plan to ascertain potential negative impacts~~
 170 ~~and whether reasonable conditions can be imposed to mitigate those impacts.~~

171 (Ord. of 1956, § 22C-3; Ord. No. 4-71; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

172 **Sec. 108-4-4. Decision requirements. Criteria for issuance of conditional use permit.**

173 ~~Conditional uses shall be approved on a case-by-case basis. The planning commission shall not~~
 174 ~~authorize a conditional use permit unless evidence is presented to establish:~~

175 (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to
 176 substantially mitigate the reasonably anticipated detrimental effects of the proposed use in
 177 accordance with the standards of this Chapter, or relevant standards or requirements of any other
 178 Chapter of this Land Use Code. When considering any of the standards, the Land Use Authority
 179 shall consider the reasonably anticipated detrimental effects of the proposed use in the context of
 180 current conditions and, to the extent supported by law, the policy recommendations of the applicable
 181 general plan.

182 (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be
 183 substantially mitigated by the proposal or the imposition of reasonable conditions to achieve
 184 compliance with applicable standards, the conditional use may be denied.

185 ~~(1) Reasonably anticipated detrimental effects of a proposed conditional use can be substantially~~
 186 ~~mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance~~
 187 ~~with applicable standards. Examples of potential negative impacts are odor, vibration, light,~~
 188 ~~dust, smoke, or noise.~~

189 ~~(2) That the proposed use will comply with the regulations and conditions specified in the Land Use~~
 190 ~~Code and other applicable agency standards for such use.~~

191 (Ord. of 1956, § 22C-4; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

192 **Sec. 108-4-5. Conditional use standards.**

193 The following is a list of standards that may be applied to a conditional use permit. The Land Use
 194 Authority may apply conditions of approval related to any of the below standards, provided that:

- 195 (1) credible evidence exists that the application of the standard is relevant to the use; and
 196 (2) credible evidence exists that the conditions are reasonable and necessary to substantially
 197 mitigate detrimental effects of the use as specified in the standard.

198 The Land Use Authority shall refer to the expertise and experience of applicable reviewers and qualified
 199 professionals to help determine credible evidence, relevant standards, and reasonable conditions.

- 200
 201 (3) Standards relating to safety for persons and property.
 202 a. Mitigate injury, loss of life, property damage, or other disproportionate demand for services
 203 on applicable fire fighting agencies.
 204 b. Mitigate injury, loss of life, or other disproportionate demand for services on applicable
 205 emergency medical service agencies.
 206 c. Mitigate injury, loss of life, property damage, criminal activity, the need for added peace
 207 keeping activities, or other disproportionate demand for services on the County Sheriff's
 208 Office.

Comment [c10]: Definition of "mitigate";

1: to cause to become less harsh or hostile : mollify <aggressiveness may be mitigated or ... channeled — Ashley Montagu>

2a : to make less severe or painful : alleviate
 b : extenuate

Comment [c11]: From State Code. UCA §17-27a-506.

In essence: find a way to enable the use, but mitigate the negative effects. Use standards to help mitigate the effects.

Comment [c12]: Straight from State Code. UCA §17-27a-506.

Comment [c13]: Asking the Planning Commission to allow the agency leads and other reviewers to help identify the trouble spots.

Comment [c14]: Examples of conditions for mitigation may include any reasonable method of fire hazard avoidance or fire fighting, including, but not limited to: coordination and cooperation with the local fire authorities, site design and layout; building, structure, or other facility design and layout; defensible space; ingress and egress; emergency evacuation; fire fighting facilities; fire flow capacity; fire apparatus access; fire fighting staging; and other related fire hazards mitigation as authorize by local, state, and federal laws.

Comment [c15]: Examples of conditions for mitigation may include coordination and cooperation with the fire and EMS agencies, and compensation for the need for additional fire and EMS presence beyond typical service levels.

Comment [c16]: Examples of conditions for mitigation may include coordination and cooperation with the Sheriff's Office, and compensation for the need for additional Sheriff's Deputy presence beyond typical service levels.

- 209 d. Mitigate injury, loss of life, or property damage of any known geologic hazard or flood
 210 hazard, if credible evidence of such a detrimental effect is present.
 211 e. Mitigate the creation of traffic hazards and right-of-way conflicts, including mitigation of
 212 traffic hazards caused by:
 213 1. the location, massing, size, or height of buildings, structures, and other facilities,
 214 including signage, fencing and landscaping;
 215 2. the frequency of heavy truck traffic to and from the site (i.e. import and export of
 216 materials, deliveries, etc.) to minimize right-of-way conflicts with regular vehicle and
 217 pedestrian traffic.
 218 f. Substantially mitigate the likelihood that the proposed use or facility may cause bodily
 219 injury or property damage to potential persons or property in the area.
 220 (4) Standards relating to infrastructure, amenities, and services.
 221 a. Mitigate undesirable vehicle or pedestrian traffic patterns or volumes.
 222 b. Mitigate internal circulation inefficiencies and provide for adequate onsite parking given the
 223 unique specificities of the proposed use or the proposed site plan.
 224 c. Mitigate material degradation of the level of service of any street.
 225 d. Mitigate material degradation of the level of service of any storm water drainage facility or
 226 infrastructure, and adequately provide for storm water drainage from the site.
 227 c. Mitigate material degradation of the level of service of any culinary and irrigation water
 228 facility or infrastructure, and, if applicable, provide adequate culinary and irrigation water
 229 service to the site. To help determine adequacy of culinary water provisions the Land Use
 230 Authority may require:
 231 1. written verification that the culinary water source of any new public water system can
 232 meet the requirements of the Utah Division of Drinking Water and/or the Weber
 233 Morgan Health Department; or
 234 2. a capacity assessment letter from the Utah Division of Drinking Water for the
 235 expansion of any existing public water system; or
 236 3. written verification that the source of any well providing culinary water for the use
 237 meets the requirements of the Weber Morgan Health Department. This verification
 238 shall be based on a test of the new or existing well.
 239 e. Mitigate material degradation of the level of service of any sanitary sewer service, and, if
 240 applicable, provide adequate sanitary sewer service to, or septic system on, the site.
 241 f. Mitigate material degradation of the level of service of any other utility, and, if applicable,
 242 adequately provide such utility services to the site.
 243 g. Mitigate material degradation of the level of service, functionality, capacity, or usability of
 244 the existing open spaces, public features, or recreational amenities in the area, and, if
 245 applicable, adequately provide additional open spaces, public features, or recreational
 246 amenities.
 247 h. Mitigate any disproportionate demand for government services, generally.
 248 (5) Standards relating to the environment.
 249 a. Mitigate detrimental effects on the natural features of the site, and the surrounding affected
 250 areas, if credible evidence of such a detrimental effect is present; including, but not limited
 251 to, rivers and creeks, lakes, ponds, and reservoirs, wetlands, drainage ways, ground water
 252 protection, and slopes.
 253 b. Mitigate detrimental effects on the natural environment of the site, and the surrounding
 254 affected areas, if credible evidence of such a detrimental effect is present; including, but
 255 not limited to, wildlife, air quality, water quality (including erosion control), local natural
 256 resources, natural vegetation (including protection against noxious or invasive species),
 257 and wildland areas.
 258 (6) Standards relating to the current qualities and characteristics of the surrounding area and
 259 compliance with the intent of the general plan.
 260 a. Provided buffering, screening, or fencing of the use or site, or provide other landscape
 261 features, sufficient to mitigate the proximity of incompatible uses, objectionable site
 262 features, and disharmony with existing and future land uses in the area.
 263 b. Providing hours of operation appropriate for the general nature and character of existing
 264 land uses in the area to mitigate conflict or incompatibility with surrounding uses by

Comment [c17]: Examples of conditions for mitigation may include appropriate design, construction, and location of structures, buildings and facilities.

Comment [18]: This standard is intended to be the "umbrella" standard to catch what the others do not. Much more difficult to track the outcomes, and the resulting conditions are going to be more difficult to defend without really good findings, but it may be useful when a proposal is presented that other standards do not catch.

Comment [c19]: Examples of conditions for mitigation: this may include provision for, relocation of, or protection of infrastructure or amenities. Mitigation may take into consideration the existing and, if applicable, proposed configuration and size of streets, driveways, driveway and parking lot approaches, parking lots and/or parking spaces, and pedestrian pathways. Mitigation may also consider peak traffic demands, and other applicable infrastructure constraints.

Comment [c20]: Examples of conditions for mitigation may include the provision for infrastructure or amenities for the reduction of vehicle and pedestrian conflicts; the provision of sufficient space for loading and unloading; the provision of sufficient space and access to waste collection facilities; and the provision for additional parking lot standards beyond those required in Section 108-8, including, but not limited to, number of parking spaces, parking space dimensions, parking lot isle dimensions, parking lot isle and driveway connections and configuration, and cross access easements or agreements for adjacent properties.

Comment [c21]: Beefed up water standards. May be revised pending formal health department review and Div, Drinking Water Review.

Comment [c22]: There can be a lot of subjectivity in this determination. Stick to the facts. Try not to be tempted to deny a permit because it does not comply with your interpretation of this. Try not to use this to overdesign the proposal so much that it is cost prohibitive. Instead, find reasonable ways to help the proposal fit in better. Look to existing design features in the area. Look to the design review standards for help. Strengthen the design review standards if necessary.

Comment [c23]: Consolidated the two landscape standards into one.

Comment [c24]: Rather than denying an application because "it doesn't fit," help it fit by requiring these types of site features.

Comment [c25]: Changed "unattractive" to "objectionable."

- 265 c. Provide reclamation, restoration, clean-up, or beautification of the site as the use evolves,
 266 or as the use is terminated, in order to mitigate aesthetic and nuisance effects.
 267 d. Mitigate nuisance factors including, but not limited to, light and glare, noise, vibrations,
 268 smoke, dust, dirt, odors, gases, noxious matter, heat, electromagnetic disturbances, and
 269 radiation, if credible evidence of such a nuisance is present.
 270 e. Mitigate detrimental effects of the use considering the combined effect of it and other main
 271 uses on the property.
 272 f. To the extent supported by law, mitigate other general detrimental effects in a manner that
 273 sustains the objectives and intentions of the County's general plan, future land use map (or
 274 proposed land use map) and this Land Use Code.
 275 (7) Standards Relating to Performance.
 276 a. Mitigate potential noncompliance or poor performance by providing appropriate
 277 performance measures, including, but not limited to, completion or performance bonds,
 278 completion agreements, and development agreements.
 279 b. Mitigate potential noncompliance or poor performance by requiring regular review or
 280 monitoring of the use by an appropriately qualified professional.
 281 (8) Standards Generally
 282 a. Mitigate unsustainable effects on the economy of the surrounding area or County,
 283 generally, if credible evidence of such negative effects is present.
 284 b. Provide appropriate mitigation of detrimental effects as provided elsewhere in this land use
 285 code in a manner that provides compliance with the provisions of the land use code, and
 286 any other federal, state, or local regulation, as may be applicable.
 287 (+)(9) Voluntary contributions providing satisfactory compliance with applicable standards.
 288 When considering a conditional use the Land Use Authority has discretion to determine
 289 satisfactory compliance with any applicable standard, requirement, provision, or restriction of
 290 this Chapter if the applicant has voluntarily offered a more desirable alternative to mitigate the
 291 reasonably anticipated detrimental effects of the use than those otherwise specified here. The
 292 Land Use Authority may require a development agreement to execute the voluntary alternative.

293 **Sec. 108-4-65. - Appeal.**

- 294 (a) ~~The decision of the planning commission~~Land Use Authority may be appealed to the ~~county~~
 295 ~~commission~~Appeal Authority, in accordance with section 102-3 of this land use code, by filing such
 296 ~~appeal within 15 days after the written decision of the planning commission~~Land Use Authority.
 297 (b) ~~The county commission~~Appeal Authority may uphold or reverse the decision of the ~~planning~~
 298 ~~commission~~Land Use Authority and impose any additional conditions that it may deem necessary in
 299 ~~granting an appeal. The decision of the county commission shall be final.~~
 300 (c) The Board of Adjustment is the Appeal Authority for conditional use permits. |
 301 ~~A conditional use permit may be revoked by the planning commission upon failure to comply with the~~
 302 ~~conditional use permit.~~

Comment [c26]: This is a placeholder until the Appeal Authority section has been re-written. It may change after that.

303 (Ord. of 1956, § 22C-5; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

304 **Sec. 108-4-76. - Permit and improvement guarantee.**

- 305 (a) Prior to the issuance of a conditional use permit the applicant shall submit the appropriate required
 306 letters and/or permits from the appropriate review agencies.
 307 (b) Prior to the issuance of certificate of occupancy permit, a business license or any other permit
 308 required by the county, the developer shall deposit funds into an escrow account with the county
 309 engineering division for all off-site improvements and on-site landscaping, as may be allowed by law,
 310 as per the approved site plan, and for the completion of any ~~un~~completed improvements or
 311 conditions of approval.

312 (Ord. of 1956, § 22C-6; Ord. No. 4-71; Ord. No. 21-83; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

313 | **Sec. 108-4-87. -- Revocation and Expiration.**

314 | (a) A conditional use permit may be revoked by the Land Use Authority upon failure to comply with any
315 | applicable standard, requirement, provision, restriction, or condition of approval. A conditional use
316 | permit may also be revoked by the Land Use Authority if the use evolves to be more impactful than
317 | originally proposed, anticipated, evaluated or reviewed.

318 | (a)(b) Unless there is substantial action under a conditional use permit within a maximum period of one
319 | year of its approval from the ~~planning commission~~ Land Use Authority, the conditional use permit
320 | shall expire. The ~~planning commission~~ Land Use Authority may grant a maximum extension of six
321 | months. Upon expiration of any extension of time granted by the planning commission, the approval
322 | for the conditional use permit shall expire and become null and void.

323 | (Ord. of 1956, § 22C-7; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

324 | **Sec. 108-4-98. - Discontinued Abandoned use.**

325 | When an approved conditional use has been discontinued and/or abandoned for a period of one
326 | year, the conditional use permit becomes null and void. In order to restore the conditional use, a new
327 | application shall be filed for review and consideration by the ~~planning commission~~ Land Use Authority.

328 | (Ord. of 1956, § 22C-8; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

329

Comment [c27]: Need to specify revocation procedures. Will do in the administrative section 102-4 in another round of amendments.

Exhibit B: Proposed Conditional Use Code Amendments -- Clean Copy

1 **Sec. 101-1-7. - Definitions.**

2 ...

3 Use, conditional. "Conditional use" means a land use that, because of its unique characteristics or
4 potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some
5 areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental
6 impacts.

7 ...

8 **CHAPTER 4. - CONDITIONAL USES**

9

10 **Sec. 108-4-1. - Purpose and intent.**

11 (a) The purposes of this Chapter are to:

12 (1) provide for the intent of the respective zones, and to provide for the vision, goals, and objectives
13 of the respective general plans, by specifying general standards that may be applied by the
14 Land Use Authority to a use listed as a conditional use in this Land Use Code; and

15 (2) provide a reasonable process for the application for and timely review of a conditional use
16 permit.

17 (b) The intent of providing conditional use regulations is to provide allowance for additional uses in each
18 zone and give the Land Use Authority flexibility in applying reasonable conditions to effectively
19 manage unique characteristics or detrimental effects of those uses, on a case by case basis.
20 Conditions shall be related to the standards of this Chapter, or applicable requirements of this Land
21 Use Code.

22 (Ord. of 1956, § 22C-1; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

23 **Sec. 108-4-2. - Conditional use permit.**

24 (a) A conditional use permit shall be required for all uses listed as a conditional use in the Weber County
25 Land Use Code. The conditional use permit shall list all conditions and requirements, based on
26 applicable standards, determined appropriate to substantially mitigate the detrimental effects created
27 by the use in order to make it acceptable at the specific location.

28 (b) In the event a change is proposed from the conditions of the original approval, an amendment to the
29 original conditional use permit shall be required.

30 (c) A conditional use permit shall run with the property, unless the permit has expired, been revoked, or
31 the use has been abandoned.

32 (Ord. of 1956, § 22C-2; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

33 **Sec. 108-4-3. – Application and review procedure.**

34 Applications for a conditional use permit shall be submitted to the planning division.

35 (1) The application shall include the information in the following list. For those applications where
36 no changes are proposed to an existing site or structure, or where the application requirements
37 are unnecessary to demonstrate compliance with applicable ordinances and standards, the
38 application requirements may be modified or consolidated by the Planning Director or designee.

39 a. a completed application form signed by the property owner or certified agent;

40 b. an application fee. The payment of a partial application fee, or the submittal of plans for a
41 pre-submittal review, does not constitute a complete application

- 42 c. a written narrative explaining the proposal. The narrative shall include, at a minimum, the
43 following information:
- 44 1. the name of the project;
 - 45 2. the name, home address, and, if applicable, business address, of the applicant;
 - 46 3. as applicable, the name and business address of the project designer or engineer;
47 and
 - 48 4. a written explanation of how the proposal complies with the applicable standards
49 of Section 108-4-4, and those applicable standards of Section 108-1 and Section
50 108-2; and
- 51 d. a detailed vicinity map. The map shall include the following minimum information:
- 52 1. the name of the project;
 - 53 2. a north arrow;
 - 54 3. all significant natural and manmade features and existing structures within 200 feet
55 of any portion of the proposed project area;
 - 56 4. the property boundaries of the proposal; and
 - 57 5. the names and site addresses of adjacent property owners; and
- 58 e. a site plan of the proposal. The site plan shall be designed to provide, at a minimum, the
59 following information:
- 60 1. the name of the project;
 - 61 2. the name, home, and if applicable, business address, of the applicant;
 - 62 3. as applicable, the name and business address of the project designer or engineer;
 - 63 4. the image shall be drawn to a scale that makes the project easily and clearly
64 legible;
 - 65 5. a north arrow pointing to the left or top of the sheet;
 - 66 6. the boundary of the site, including any building pad, public and private easements,
67 and other areas affected by the proposal;
 - 68 7. the existing uses and ownership information for adjacent parcels;
 - 69 8. existing zoning;
 - 70 9. total acreage of the entire affected property and, if the property is split by zoning,
71 the total acreage of property in each zone;
 - 72 10. the location and width of existing and proposed roads, driveways, and parking
73 areas, as may be applicable;
 - 74 11. the location of any existing and proposed manmade features, including, but not
75 limited to, bridges, railroad tracks, trails and pathways, structures, and fences;
 - 76 12. the existing and, if applicable, proposed culinary water, irrigation water, and
77 sanitary sewer or septic infrastructure;
 - 78 13. the existing and proposed topographic contours, including, if applicable, any details
79 necessary to explain proposed grade changes, fills or excavations, or any other

- 80 earth work, together with accompanied drainage plans, storm water pollution
- 81 prevention plans, and revegetation plans, as may be applicable;
- 82 14. the location and type of existing landscaping and vegetation, and proposed
- 83 changes thereto if any. If applicable, location and type of new landscaping and
- 84 vegetation;
- 85 15. The location of flood plain boundaries, if applicable; and
- 86 16. Any other proposed site improvements showing details and other applicable design
- 87 and architectural requirements specified in Section 108-1 and Section 108-2; and
- 88 f. culinary water and sanitary sewer or septic verification, as may be applicable for the
- 89 specific use. Culinary water and sanitary sewer or septic verification shall include feasibility
- 90 letters from the applicable water and sanitary sewer or septic entity or agency;
- 91 g. applicable impact studies or other technical studies that may be necessary to provide
- 92 evidence of anticipated detrimental effects of the proposal or evidence of compliance with
- 93 the applicable standards, as may be required by the Planning Director or County Engineer;
- 94 and
- 95 h. Any additional pertinent information needed to adequately describe the proposal, or
- 96 provide evidence of compliance with the applicable standards, as determined by the
- 97 Planning Director.
- 98 i.

99 (2) Application submittal and review.

- 100 a. The County's review of a conditional use permit application is intended to verify compliance
- 101 with applicable ordinances and provide appropriate and reasonable mitigation of
- 102 anticipated detrimental effects.
- 103 b. The application review procedure is as follows:
- 104 1. Pre- application meeting. Prior to submission of a complete application, a pre-
- 105 application meeting is required to be held with planning staff, in which an applicant
- 106 will provide preliminary plans for planning staff to review and discuss with the
- 107 applicant. This meeting is intended to provide the applicant with a better
- 108 understanding of the conditional use process and requirements in order to assist
- 109 with the submission of a complete application.
- 110 2. Complete application submission. Upon assembling a complete application, the
- 111 applicant may submit it for substantive review. Incomplete applications shall not be
- 112 accepted. Staff will review the application for completeness. In the event the
- 113 application is incomplete, staff will return it to the applicant with a list of
- 114 deficiencies.
- 115 3. Referral of the application to reviewers. Upon acceptance of an application,
- 116 planning staff shall transmit it to applicable reviewers as may be determined
- 117 necessary to verify compliance with the standards of this Chapter, or relevant
- 118 requirements of any other Chapter of this Land Use Code.
- 119 4. Reviewer's recommendations. Within a reasonable timeframe, applicable reviewers
- 120 shall forward to planning staff reasonable recommendations for conditions
- 121 necessary to substantially mitigate the reasonably anticipated detrimental effects of
- 122 the proposed use in accordance with applicable standards.

- 123 5. Planning staff review and recommendation to the Land Use Authority. Planning
124 staff shall review the application, together with any reasonable recommendations
125 from applicable reviewers, to determine compliance with this Land Use Code.
126 Planning staff shall assemble a staff recommendation, with conditions and findings,
127 for the application, then forward the recommendation with the application to the
128 Land Use Authority for a final decision.
- 129 6. Land Use Authority review and decision. Upon receipt of the application and staff
130 recommendation the Land Use Authority shall make final decision on whether the
131 application complies with this Land Use Code, in accordance with the requirements
132 of Section 108-4-4. Final decisions shall be accompanied by any applicable
133 conditions, and relevant findings.
- 134 7. The Planning Commission is the Land Use Authority for conditional use permits. De
135 minimis revisions to a previously approved conditional use permit may be approved
136 by the Planning Director provided it can be determined that the changes are slight,
137 inconsequential, and not in violation of any substantive provision of this code. The
138 planning director's written approval of a de minimis revision shall be appended to
139 the written decision of the planning commission. Revisions that are de minimis shall
140 not require public notice.

141 (Ord. of 1956, § 22C-3; Ord. No. 4-71; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

142 **Sec. 108-4-4. – Decision requirements.**

- 143 (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to
144 substantially mitigate the reasonably anticipated detrimental effects of the proposed use in
145 accordance with the standards of this Chapter, or relevant standards or requirements of any other
146 Chapter of this Land Use Code. When considering any of the standards, the Land Use Authority
147 shall consider the reasonably anticipated detrimental effects of the proposed use in the context of
148 current conditions and, to the extent supported by law, the policy recommendations of the applicable
149 general plan.
- 150 (b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be
151 substantially mitigated by the proposal or the imposition of reasonable conditions to achieve
152 compliance with applicable standards, the conditional use may be denied.

153 (Ord. of 1956, § 22C-4; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

154 **Sec. 108-4-5. – Conditional use standards.**

155 The following is a list of standards that may be applied to a conditional use permit. The Land Use
156 Authority may apply conditions of approval related to any of the below standards, provided that:

- 157 (1) credible evidence exists that the application of the standard is relevant to the use; and
158 (2) credible evidence exists that the conditions are reasonable and necessary to substantially
159 mitigate detrimental effects of the use as specified in the standard.

160 The Land Use Authority shall refer to the expertise and experience of applicable reviewers and qualified
161 professionals to help determine credible evidence, relevant standards, and reasonable conditions.

- 162 (3) Standards relating to safety for persons and property.

- 163 a. Mitigate injury, loss of life, property damage, or other disproportionate demand for services
 164 on applicable fire fighting agencies.
- 165 b. Mitigate injury, loss of life, or other disproportionate demand for services on applicable
 166 emergency medical service agencies.
- 167 c. Mitigate injury, loss of life, property damage, criminal activity, the need for added peace
 168 keeping activities, or other disproportionate demand for services on the County Sheriff's
 169 Office.
- 170 d. Mitigate injury, loss of life, or property damage of any known geologic hazard or flood
 171 hazard, if credible evidence of such a detrimental effect is present.
- 172 e. Mitigate the creation of traffic hazards and right-of-way conflicts, including mitigation of
 173 traffic hazards caused by:
- 174 1. the location, massing, size, or height of buildings, structures, and other facilities,
 175 including signage, fencing and landscaping;
- 176 2. the frequency of heavy truck traffic to and from the site (i.e. import and export of
 177 materials, deliveries, etc.) to minimize right-of-way conflicts with regular vehicle and
 178 pedestrian traffic.
- 179 f. Substantially mitigate the likelihood that the proposed use or facility may cause bodily
 180 injury or property damage to potential persons or property in the area.
- 181 (4) Standards relating to infrastructure, amenities, and services.
- 182 a. Mitigate undesirable vehicle or pedestrian traffic patterns or volumes.
- 183 b. Mitigate internal circulation inefficiencies and provide for adequate onsite parking given the
 184 unique specificities of the proposed use or the proposed site plan.
- 185 c. Mitigate material degradation of the level of service of any street.
- 186 d. Mitigate material degradation of the level of service of any storm water drainage facility or
 187 infrastructure, and adequately provide for storm water drainage from the site.
- 188 c. Mitigate material degradation of the level of service of any culinary and irrigation water
 189 facility or infrastructure, and, if applicable, provide adequate culinary and irrigation water
 190 service to the site. To help determine adequacy of culinary water provisions the Land Use
 191 Authority may require:
- 192 1. written verification that the culinary water source of any new public water system can
 193 meet the requirements of the Utah Division of Drinking Water and/or the Weber
 194 Morgan Health Department; or
- 195 2. a capacity assessment letter from the Utah Division of Drinking Water for the
 196 expansion of any existing public water system; or
- 197 3. written verification that the source of any well providing culinary water for the use
 198 meets the requirements of the Weber Morgan Health Department. This verification
 199 shall be based on a test of the new or existing well.
- 200 e. Mitigate material degradation of the level of service of any sanitary sewer service, and, if
 201 applicable, provide adequate sanitary sewer service to, or septic system on, the site.
- 202 f. Mitigate material degradation of the level of service of any other utility, and, if applicable,
 203 adequately provide such utility services to the site.
- 204 g. Mitigate material degradation of the level of service, functionality, capacity, or usability of
 205 the existing open spaces, public features, or recreational amenities in the area, and, if
 206 applicable, adequately provide additional open spaces, public features, or recreational
 207 amenities.
- 208 h. Mitigate any disproportionate demand for government services, generally.
- 209 (5) Standards relating to the environment.
- 210 a. Mitigate detrimental effects on the natural features of the site, and the surrounding affected
 211 areas, if credible evidence of such a detrimental effect is present; including, but not limited
 212 to, rivers and creeks, lakes, ponds, and reservoirs, wetlands, drainage ways, ground water
 213 protection, and slopes.
- 214 b. Mitigate detrimental effects on the natural environment of the site, and the surrounding
 215 affected areas, if credible evidence of such a detrimental effect is present; including, but
 216 not limited to, wildlife, air quality, water quality (including erosion control), local natural
 217 resources, natural vegetation (including protection against noxious or invasive species),
 218 and wildland areas.

- 219 (6) Standards relating to the current qualities and characteristics of the surrounding area and
 220 compliance with the intent of the general plan.
 221 a. Provided buffering, screening, or fencing of the use or site, or provide other landscape
 222 features, sufficient to mitigate the proximity of incompatible uses, objectionable site
 223 features, and disharmony with existing and future land uses in the area.
 224 b. Providing hours of operation appropriate for the general nature and character of existing
 225 land uses in the area to mitigate conflict or incompatibility with surrounding uses by
 226 c. Provide reclamation, restoration, clean-up, or beautification of the site as the use evolves,
 227 or as the use is terminated, in order to mitigate aesthetic and nuisance effects.
 228 d. Mitigate nuisance factors including, but not limited to, light and glare, noise, vibrations,
 229 smoke, dust, dirt, odors, gases, noxious matter, heat, electromagnetic disturbances, and
 230 radiation, if credible evidence of such a nuisance is present.
 231 e. Mitigate detrimental effects of the use considering the combined effect of it and other main
 232 uses on the property.
 233 f. To the extent supported by law, mitigate other general detrimental effects in a manner that
 234 sustains the objectives and intentions of the County's general plan, future land use map (or
 235 proposed land use map) and this Land Use Code,
 236 (7) Standards Relating to Performance.
 237 a. Mitigate potential noncompliance or poor performance by providing appropriate
 238 performance measures, including, but not limited to, completion or performance bonds,
 239 completion agreements, and development agreements.
 240 b. Mitigate potential noncompliance or poor performance by requiring regular review or
 241 monitoring of the use by an appropriately qualified professional.
 242 (8) Standards Generally
 243 a. Mitigate unsustainable effects on the economy of the surrounding area or County,
 244 generally, if credible evidence of such negative effects is present.
 245 b. Provide appropriate mitigation of detrimental effects as provided elsewhere in this land use
 246 code in a manner that provides compliance with the provisions of the land use code, and
 247 any other federal, state, or local regulation, as may be applicable.
 248 (9) Voluntary contributions providing satisfactory compliance with applicable standards. When
 249 considering a conditional use the Land Use Authority has discretion to determine satisfactory
 250 compliance with any applicable standard, requirement, provision, or restriction of this Chapter if
 251 the applicant has voluntarily offered a more desirable alternative to mitigate the reasonably
 252 anticipated detrimental effects of the use than those otherwise specified here. The Land Use
 253 Authority may require a development agreement to execute the voluntary alternative.

254 **Sec. 108-4-6. - Appeal.**

- 255 (a) Land Use Authority may be appealed to the Appeal Authority, in accordance with section 102-3 of
 256 this land use code, by filing such appeal within 15 days after the written decision of the Land Use
 257 Authority.
 258 (b) Appeal Authority may uphold or reverse the decision of the Land Use Authority and impose any
 259 additional conditions that it may deem necessary in granting an appeal.
 260 (c) The Board of Adjustment is the Appeal Authority for conditional use permits.

261 (Ord. of 1956, § 22C-5; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

262 **Sec. 108-4-7. - Permit and improvement guarantee.**

- 263 (a) Prior to the issuance of a conditional use permit the applicant shall submit the appropriate required
 264 letters and/or permits from the appropriate review agencies.
 265 (b) Prior to the issuance of certificate of occupancy permit, a business license or any other permit
 266 required by the county, the developer shall deposit funds into an escrow account with the county
 267 engineering division for all off-site improvements and on-site landscaping, as may be allowed by law,

268 as per the approved site plan, and for the completion of any incomplete improvements or conditions
269 of approval.

270 (Ord. of 1956, § 22C-6; Ord. No. 4-71; Ord. No. 21-83; Ord. No. 2002-20; Ord. No. 2010-26, 11-16-2010)

271 **Sec. 108-4-8. – Revocation and expiration.**

272 (a) A conditional use permit may be revoked by the Land Use Authority upon failure to comply with any
273 applicable standard, requirement, provision, restriction, or condition of approval. A conditional use
274 permit may also be revoked by the Land Use Authority if the use evolves to be more impactful than
275 originally proposed, anticipated, evaluated or reviewed.

276 (b) Unless there is substantial action under a conditional use permit within a maximum period of one
277 year of its approval from the Land Use Authority, the conditional use permit shall expire. The Land
278 Use Authority may grant a maximum extension of six months. Upon expiration of any extension of
279 time granted by the planning commission, the approval for the conditional use permit shall expire and
280 become null and void.

281 (Ord. of 1956, § 22C-7; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

282 **Sec. 108-4-9. - Abandoned use.**

283 When an approved conditional use has been discontinued and/or abandoned for a period of one
284 year, the conditional use permit becomes null and void. In order to restore the conditional use, a new
285 application shall be filed for review and consideration by the Land Use Authority.

286 (Ord. of 1956, § 22C-8; Ord. No. 4-71; Ord. No. 2010-26, 11-16-2010)

287

Weber County Land Use Code Revision Process Workflow

This flowchart is intended to illustrate the intended course of the revision process. It is not an absolute plan, and deviations may occur as more information is gathered, but it will provide the Planning Commission with an idea where we are in the process at any given time. Staff will refer to this structure regularly.

