



W3298519

E# 3298519 PG 1 OF 4
LEANN H KILTS, WEBER CTY. RECORDER
19-SEP-23 1053 AM FEE \$0.00 THU
REC FOR: WEBER COUNTY PLANNING

WEBER COUNTY ORDINANCE 2023-28

AN ORDINANCE AMENDING THE COUNTY’S LAND USE CODE, CHANGING CERTAIN PORTIONS OF SECTION 104-21-3, MANUFACTURING ZONES LAND USE TABLES, PROVIDING FOR THE ALLOWANCE OF “DATA SERVICES: DATA CENTERS, DATA WAREHOUSING, DATA PROCESSING” AS A PERMITTED USE IN THE ZONES AND PROVIDING OTHER ADMINISTRATIVE AND CLERICAL EDITS..

WHEREAS, the County has an interest in regulating zoning districts in the unincorporated areas of the County to promote the orderly and regular development and use of property; and,

WHEREAS, State Code Section 17-27a-502 (1) states that a planning commission shall provide notice, hold a public hearing, and forward a recommendation to the legislative body for all proposed land use regulation changes; and,

WHEREAS, on August 8, 2023, the Western Weber Planning Commission, after proper notice of the meeting, held a public hearing to receive comment about the proposed ordinance changes; and,

WHEREAS, in that meeting, the Planning Commission voted to forward a positive recommendation to the County Commission; and,

WHEREAS, State Code Section 17-27a-502 (2) states that the legislative body shall consider each proposed land use regulation that the Planning Commission has forwarded; and,

WHEREAS, the County wishes to comply with all appertaining State regulations and codes related to ordinance amendments; and,

WHEREAS, residents of the County have a right to quiet use and enjoyment of their property, including regulating the establishment and use of manufacturing zones and those properties nearby;

NOW THEREFORE, be it ordained by the Board of County Commissioners of Weber County, in the State of Utah, as follows in Exhibit A. The Weber County Board of Commissioners also delegates authority to staff to reformat the ordinance attached hereto for public publishing purposes and in doing so make any clerical or administrative edits necessary to produce a professionally published document:

EXHIBIT A

Sec 104-21-3.040 Commercial Services Table

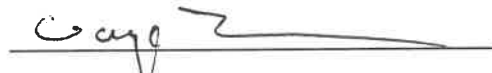
USE	M-T	MV-I	M-1	M-2	M-3	SPECIAL REGULATIONS
<i>Building maintenance services.</i> Services for the maintenance of buildings.	P	P	P	P	P	
<i>Building material sales yard.</i>	N	N	P	P	P	See Section 104-21-4.
<i>Conference or convention center</i>	P	P	P	P	P	
<i>Contractor's equipment storage yard.</i> A contractor's equipment storage yard or rental of equipment used by contractors. (Indoor or outdoor)	N	C	C	P	P	
<i>Fertilizer and soil conditioner.</i> The manufacturing or processing of fertilizer and soil conditioner. (Indoor or outdoor)	P	N	N	N	C	No animal products or byproducts allowed to be used.
<i>Gas station or convenient store.</i> A gas station or convenience store, with accessory and incidental outdoor uses.	N	P	P	P	P	
<i>Laboratory.</i> A laboratory.	P	N	P	P	P	
<i>Light office and warehouse combination.</i>	P	P	P	P	P	
<i>Machine shop.</i> A machine shop.	P	P	P	P	P	
<i>Medical and dental clinic.</i>	P	P	P	P	P	

PASSED AND ADOPTED BY THE WEBER COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 19th DAY OF September, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Gage Froerer	✓			
Jim "H" Harvey	✓			
Sharon Arrington Bolos	✓			

Presiding Officer

Attest



Gage Froerer, Board of
Commissioners Chair, Weber
County



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

