



**Weber County**

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

## General Plan, Rezoning & Text Amendments

The Weber County General Plan's sets the direction for land use in unincorporated Weber County. This is done through the adoption of goals and policies. State law requires that a variety of County actions be consistent with the general plan. The General Plan is implemented by various means including zoning and subdivision ordinances. The General Plan may necessitate rezoning of property. It is County Policy that rezoning of property be consistent with the County's General Plans. The purpose of zoning regulations is to promote the general welfare, safety, health, convenience, and economic prosperity of the County.

**General Plans:** This application describes the legislative process by which applications to amend or add new language to the General Plan are considered. If a land use application is not in conformance with the General Plan, an amendment to the General Plan may be required.

**Rezoning of property (Zoning Map Amendments):** This application describes the legislative process by which applicants can petition to change zoning on a property.

**Text Amendments:** This application describes the legislative means by which applicants can petition to add, change, or delete language in the Weber County Zoning or Subdivision Ordinance.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: \_\_\_\_\_ Time: \_\_\_\_\_

- **Staff member assigned to process application:** Charles Ewert

**APPLICATION DEADLINE:** Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4<sup>th</sup> Tuesday of the month.

### Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that your application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



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The application shall also be accompanied with the following information:

- A. A Concept Development Plan meeting the requirements listed in the Weber County Zoning Ordinance Chapter 35-5.
- B. Feasibility letters from the appropriate state or county agencies for water and wastewater.
- C. Narrative from the project engineer explaining the feasibility for mitigation of storm water run-off.
- D. The applicant shall provide a narrative addressing the following information:
  - 1. How is the change in compliance with the General Plan?
  - 2. Why should the present zoning be changed to allow this proposal?
  - 3. How is the change in the public interest?
  - 4. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
  - 5. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
  - 6. A narrative describing the project vision.

Destination and Recreation Resort Zones have additional approval criteria as listed in the Weber County Zoning Ordinance Chapter 44:

- A. Due to the anticipated scale and potential impact of a Destination and Recreation Resort on Weber County and other surrounding areas, additional information, shall be required to accompany any application submitted for consideration of a Destination and Recreation Resort Zone approval. The additional information shall consist of the following:
  - 1. Concept Development Plan showing sensitive land areas as described/mapped in the Weber County Zoning Ordinance Chapter 43, Ogden Valley Sensitive Lands Overlay Districts
  - 2. Traffic Impact Analysis
  - 3. Cost Benefit Analysis
  - 4. Recreation Facilities Plan
  - 5. Seasonal Workforce Housing Plan
  - 6. Emergency Services Plan including a Letter of Feasibility from the Weber Fire District and Weber County Sheriff's Office
  - 7. Letter of Feasibility from the electrical power provider
  - 8. Density calculation table showing proposed density calculations
  - 9. Thematic renderings demonstrating the general vision and character of the proposed development

Other Weber County Zoning Ordinance chapter requirements may apply as determined in the pre application meeting.

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### Fee Schedule

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- **Rezone Fee**
  - \$600.00
  - Plus \$5.00 per acre; or plus \$10.00 per acre with a development agreement.
  - Plus \$30.00 per hour, if applicable from the Surveyor's Office.
- **Zoning Ordinance or General Plan Amendment Fee**
  - \$1,000.00
  - Plus \$52.00 per page.
  - Plus \$30.00 per hour, if applicable from the Surveyor's Office.



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### Approval Criteria

Staff will review your application using the requirements of the Weber County Zoning Ordinance 35-3 as follows:

To promote compatibility and stability in zoning and appropriate development of property within Weber County, no application for rezoning shall be approved unless it is demonstrated that the proposed rezoning promotes the health, safety, and welfare of Weber County and the purposes of this Ordinance.

The Planning Commission and the County Commission will consider whether the application should be approved or disapproved based upon the merits and compatibility of the proposed project with the General Plan, surrounding land uses, and impacts on the surrounding area. The Commissions will consider whether the proposed development, and in turn the application-for rezoning, is needed to provide a service or convenience brought about by changing conditions and which therefore promotes the public welfare. The County Commission may require changes in the Concept Plan in order to achieve compatibility and may impose any conditions to lessen or eliminate adverse impacts.

Destination and Recreation Resort Zone have additional approval criteria:

- A. The proposed Resort can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands as identified in Chapter 43, Ogden Valley Sensitive Lands Overlay District, of the Weber County Zoning Ordinance.
- B. A professional and empirical study has provided substantial evidence determining that the proposed Resort is viable and contributes to the surrounding community's economic well being.
- C. A professional and empirical study has provided substantial evidence determining that proposed traffic mitigation plans will prevent transportation corridors, serving the Resort, from diminishing below an acceptable Level of Service.
- D. The natural and developed recreational amenities, provided by the Resort, shall constitute a primary attraction and provide an exceptional recreational experience by enhancing quality public recreational opportunities.
- E. The proposed Resort's Seasonal Workforce Housing Plan will provide a socially, economically, and environmentally responsible development.
- F. The proposed Resort can demonstrate that public safety services are and/or will be feasible and available to serve the project in a manner that is acceptable to the County Commission.

### For Your Information

An application for a rezoning expires eighteen (18) months after submittal, if not acted upon, provided however, that the Director may extend the application for six (6) months for just cause.

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning)  
Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

# Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted 09/21/2023	Received By (Office Use)	Added to Map (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) Heritage Land Development LLC		Mailing Address of Property Owner(s) 470 North 2450 West Tremonton, UT 84337
Phone 801-920-552	Fax	
Email Address marshes@heritagedevelopment.land		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Marshae Stokes		Mailing Address of Authorized Person 470 North 2450 West Tremonton, UT 84337
Phone 801-920-0552	Fax	
Email Address marshaes@heritagedevelopment.land		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Property Information

Project Name Terakee The River		Current Zoning A-2	Proposed Zoning R-3
Approximate Address 700 N 3600 W Marriott-Slaterville, 84404		Land Serial Number(s) 150280049 & 150280001	
Total Acreage 156.5	Current Use Agriculture	Proposed Use Single Family Residential	

## Project Narrative

Describing the project vision.

The overall vision of the project is to reconcile the previously approved plan to better align with the Weber County Masterplan. It would provide a regional lift station, donating land to used by the Parks Department for public use while creating road connectivity and pathways.

**Project Narrative (continued...)**

How is the change in compliance with the General Plan?

The newly redesigned concept is in compliance with the General Plan based around the allowed R-3 zone, focused on fulfilling the Smart Growth Practices which allowed for responsible addition of lots, plans to fulfill the need of a regional lift station, and allow the creation of lots to be transferred to a TDR eligible property.

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

The present zoning should be allowed to be changed based on the new concept of the community can more appropriately address the needs for new and additional sewer infrastructure, road connectivity and the demand of public open spaces and parks. This would better align with the current general plan than the previously approved MPC zone. With out the zone change we will be forced to break road connectivity, keep open space for private use, and eliminate much needed park space for the parks department.

**Project Narrative (continued...)**

How is the change in the public interest?

Making the zone change would be in the public interest for multiple reasons. The development will be providing the physical infrastructure for a regional lift station, as well as financing for that, creating a variety of park space for the public, preserving and building master planned roads that facilitate connectivity currently being sought after by the General Plan. It is our intent to donate roughly 39 acres to the Park Department while building a walking trail, providing parking, bathrooms and trail head for the public to utilize and enjoy all that nature has to offer along the river. This not only creates river access but sets an example of how to maximize the use of the river to other property owners.

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

We currently have a development plan that is approved, however, that doesn't fit within the updated General Plan. As we strive to continue to be a responsible developer in Weber County would like to be allowed to remedy that by being awarded the rezone and create a development that better addresses the needs presented in the General Plan.

**Project Narrative (continued...)**

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

The new concept for this project can better the welfare, health, and safety of the Weber County inhabitants. In this area of Weber County there is a need for public use of land which we can provide by donating not only land to the Parks department but creating and financing the access to land, pathways, trail-head and restrooms. We would be able to provide safe access to the river pathway but also having areas of public land families and everyone can enjoy what nature has to offer in the own backyards which promotes healthier living. Also, improving the sewer infrastructure in the area with the regional lift station supplies a safer and more manageable system as the area continues to grow.

**Property Owner Affidavit**

I (We), Heritage Land Development, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 21 day of Sep, 2023

(Notary)



**Authorized Representative Affidavit**

I (We), Heritage Land Development, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Marshae Stokes, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 21 day of Sep, 20 23, personally appeared before me Carole Farnsworth, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



(Notary)

