

WESTERN WEBER TOWNSHIP PLANNING COMMISSION
MEETING AGENDA

Tuesday, December 10, 2013

5:00 PM

- *Pledge of Allegiance*
- *Roll call*

1. Minutes

- 1.1. Approval of the November 12, 2013 meeting minutes**

Petitions, Applications and Public Hearings

2. Administrative Items

2.1. New Business

- a. Consideration and Action on the Rules of Order**

- 3. Public Comment for Items not on the Agenda**
4. Remarks from Planning Commissioners
5. Report of the Planning Director
6. Adjourn to a Work Session

WS1. Administrative Reviews

WS2. Weber County Land Use Study

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT
No pre-meeting will be held.*



*(In compliance with the American 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)*

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

Minutes of the November 12, 2013 Western Weber County Township Planning Commission, held in the Weber County Commission Chambers, 2380 Washington Blvd., 1st Floor, Ogden, UT

Members Present: Andrew Favero
Jannette Borkund
John Parke
Ryan Judkins
Mark Whaley

Members Excused: Douglas Hansen
Wayne Andreotti

Staff: Sean Wilkinson, Planner; Ben Hatfield, Planner; Scott Mendoza, Planner; Iris Hennon, Planner; Monette Hurtado, Legal Counsel; Sherri Sillitoe, Secretary

- Pledge of Allegiance
- Roll Call

1. Approval of the October 07, 2013 meeting minutes

Chair Favero indicated that date of meeting should be October 8, 2013, not the listed October 7th. On the last Paragraph, Page 1 Last Sentence, the word *at* after the word *landscaping* should be deleted. Monette Hurtado stated that she was in attendance at the meeting. Chair Favero declared the October 08, 2013 meeting minutes approved as amended.

Sean Wilkinson read the Opening Meeting Statement

Chair Favero asked if there were any exparte communications to declare. None was declared.

2. Consent Agenda

2.1. CUP 2013-24 Consideration and action on an administrative application of a Conditional Use Permit for a dog kennel located at 4440 W 1150 S within the Agricultural A-1 Zone (Jeffrey & Monica Bailey, applicants)

2.2. DR 2013-11 Consideration and action on an administrative application design review approval of an amendment of a site plan for the Pineae Greenhouses Inc. an existing Greenhouse/Wholesale Nursery located at 1901 S 5100 W within the Agricultural A-1 Zone. (Pineae Greenhouses Inc, Applicant, Brian Gold, Agent)

2.3. LVD102313 &

SUBVAC2013-11 Consideration and action on an administrative application, final approval of the Dry Canyon Subdivision (2 lots) located at 2612 Woodland Dr. within the Residential Estates (RE-20) with a recommendation for a deferral of curb, gutter, and sidewalk improvements on Woodland Drive and Melanie Lane, and a recommendation for the vacation of Lot 43 of Woodland Estates Subdivision Unit 2 (Christopher & Sherrie Hall and Reid & Suzanna Leland, Applicants)

Chair Favero stated that Item 2.1 and 2.2 will be pulled from the consent agenda.

2.4. MOTION: Commissioner Borklund moved to recommend approval of **Consent Agenda Item 2.3 LVD102313 & SUBVAC2013-11** final approval of the Dry Canyon Subdivision (2 lots) located at 2612 Woodland Dr. within the Residential Estates (RE-20) with a recommendation for a deferral of curb, gutter, and sidewalk improvements on Woodland Drive and Melanie Lane, and a recommendation for the vacation of Lot 43 of Woodland Estates Subdivision Unit 2 subject to staff recommendations. Commissioner Parke seconded the motion. Vote: Motion carried unanimously.

- 2.1. CUP 2013-24 Consideration and action on an administrative application of a Conditional Use Permit for a dog kennel located at 4440 W 1150 S within the Agricultural A-1 Zone (Jeffrey & Monica Bailey, applicants)

Iris Hennon presented a staff report and indicated that it is for a private kennel. The applicants Jeffrey and Monica Bailey are requesting approval of a Conditional Use Permit to allow a personal dog kennel on a 5.3 acre lot in the A-1 Zone. Mr. Bailey is a Veterinarian. The A-1 Zone allows dog breeding, dog kennels, or dog training schools on a minimum of two acres as a conditional use.

The kennel is not intended for commercial purposes, though it can be used commercially in the future. The kennel will be located in the existing dwelling, which meets the setbacks standards, and the applicants are asking for a maximum of 10 dogs. Most of the dogs will be their own, but occasionally dogs may be brought in temporarily from their veterinary clinic. The property is completely fenced and the nearest dwelling is approximately 450 feet to the east. Mature landscaping is already in place and there is no additional signage or lighting. A large asphalt parking area is also available to meet parking requirements if there is visiting clientele in the future. The kennel was first proposed to be located in a barn on the property, but it did not meet the 50 foot rear yard setback. Therefore, the kennel is located in the home. The Baileys have four dogs and they will be kept within the home at this time.

Mr. Bailey has proposed that he will double bag the excrement. There was a concern from the Health Department that the urine would go into the septic system. Mr. Bailey has an artificially turf dog yard and the urine passes through it and won't go into the septic system.

Commissioner Borklund asked the purpose of the 50 ft. setback requirement. Iris Hennon indicated that it is an ordinance requirement.

Joe Garcia, 1090 S. 4300 W., indicated that it seemed like the kennel was close to his property and therefore dogs barking would be a concern. There are cows in the area historically and the dogs will bark every time a cow moves. He is concerned that more than 10 dogs would be allowed at the property.

Iris Hennon indicated that there shouldn't be any noise outside. The applicants own cows, Oreo cows, so they understand livestock and dogs. Mr. Garcia lives more than 450 ft. east of the property. This is a conditional use and if there is excessive noise, the neighbors can make a phone call and let staff know so they can investigate. There are other homes in the area and there are seven dogs in one home owned by an older gentleman and it has not been a problem. As far as dogs getting out, the Baileys breed a very selective dog and they are cognizant of their safety and containment.

Jeffrey Bailey stated that a number of the dogs have lived with them for some time. The dogs are in kennels and he takes three of them to work every day. The dogs cannot see out of the kennels and when they do go outside it is within a vinyl fenced, artificially-turfed area. The dogs are carefully groomed standard poodles and are always closely supervised.

MOTION: Commissioner Parke moved to approve CUP 2013-24 as requested subject to staff and agency requirements. Commissioner Judkins seconded. Vote: A vote was taken and Chair Favero stated the motion carried unanimously 5-0.

- 2.1 DR 2013-11 Consideration and action on an administrative application design review approval of an amendment of a site plan for the Pineae Greenhouses Inc. an existing Greenhouse/Wholesale Nursery located at 1901 S 5100 W within the Agricultural A-1 Zone. (Pineae Greenhouses Inc, Applicant, Brian Gold, Agent)

Ben Hatfield presented a staff report and indicated that additional greenhouses and other structures have been built on the property. With the proposed amendment those areas have been updated to the site plan. Updated and proposed items include additional nursery beds and portable non-heated hoop structures, maintenance shed,

a water storage area, an employee trailer, cold frames, a greenhouse equipment storage area, an elevation and grading increase on the western area of the site, and four new 48,600 square foot (150 feet by 324 feet) green houses.

Some areas of this property fall below the 4,215 foot above sea level mark. The Weber County Commission in 1986 set a moratorium not allowing structures to be built below this elevation. Since the four greenhouses that are proposed are under the elevation of 4215 feet, the Planning Commission should deem them exempt for this restriction due to the use of the buildings being agricultural. These buildings will also not receive a building permit, as they qualify for the agricultural exemption from building code requirements; however, they will receive land use permits and electrical permits if needed.

Staff recommends approval of the amended site plan for the Pineae Greenhouses Inc. subject to staff and other review agency requirements. This recommendation is based on the project being in compliance with applicable County Ordinances and subject to the conditions listed in this report.

Chair Favero clarified that it is a site plan update that includes future plans as well as past designs.

Mark Swiger indicated that he lives south of the property. He has some concerns about the sea of plastic in his view. He is concerned about the increased lights and noise from the heaters. He also has concerns regarding the increased traffic. With the increase acreage of greenhouses, his recommendations would be to put conditions that a buffer is built to buffer the sound, protect the homes from the increased light, etc.

Commissioner Borklund asked if the buildings are metal buildings. Ben Hatfield indicated that the buildings are steel framed buildings.

Chair Favero asked if there are hazard pollutants associated with the building increase. Mr. Hatfield replied that he did not believe so.

Brian Gold, one of the owners with Pineae Greenhouses, stated that they are well over 100 ft. from the property line or 300 ft. from existing homes. They moved to West Ogden from Centerville. The property around their greenhouse was deemed quite valuable and the use is a permitted use. As far as pollutants, they are not manufacturing anything that would create airborne pollutants. They want to be in a situation where they don't have to handle things as much and can have fewer workers. Their business peak is they harvest in May. They have some crop lighting in their interior greenhouses. They do not intend to have crop lighting in the new buildings. They will grow Poinsettias in the new building and there will not be light pollution.

MOTION: Commissioner Parke moved to approve DR2013-11 an amendment of a site plan for the Pineae Greenhouses Inc. an existing Greenhouse/Wholesale Nursery located at 1901 S 5100 W within the Agricultural A-1 Zone subject to staff and other agency requirements. Commissioner Borklund seconded. Vote: Chair Favero stated that the motion carried by a unanimous vote.

3. Petitions, Applications and Public Hearings:

3.1. Legislative Items

a. New Business:

1. ZTA 2013-06 Discussion and action to consider staff amendment to the Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag Lot Access Strip, Private Right-of-Way, and Access Easement Standards) updating access exception design standards.

Sean Wilkinson indicated that originally these Access Exceptions were called Special Exceptions and under the Board of Adjustment's jurisdiction. With the proposed ordinance amendment, the purpose and intent is to provide for safe and consistent access to lots; parcels using flag lot access strips, private rights-of-way, or access easements

as the primary means of ingress and egress to a dwelling unit. These standards were last updated in 2012. The Planning Commission has worked closely with the County Engineering Division and Weber Fire District to update these standards. Mr. Wilkinson reviewed the proposed changes which included the maximum allowed access grade.

Chair Favero asked if the change in grade has to be posted. Sean Wilkinson indicated that he will ask the Fire Marshal.

Commissioner Judkins asked if in the future it is to become a county maintained road and Sean Wilkinson said if the right of way only 20 ft. wide, it is not likely it will become a county road in the future but it is a possibility if it is a 50 ft. road. The county is not in the business of accepting substandard county roads.

Sean Wilkinson stated that Commissioner Hansen had a question as to clarification of the written notification and what it would entail. Do they leave it up to the Districts to work that out? It was felt that they District could work out any details included in that notification. The Fire Marshal has added additional items to be shown on the site plan under Title 108-7-29(2)d.

MOTION: Commissioner Borklund moved to recommend approval to the County Commission of ZTA 2013-06 an amendment to the Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag Lot Access Strip, Private Right-of-Way, and Access Easement Standards) updating access exception design standards as presented. Commissioner Parke seconded. Chari Favero stated that the motion carried by a unanimous vote.

4. Public Comments for Items not on the Agenda:

Dr. Paul Mackley stated that he met with the Planning Commission in July. In July they discussed his medical-dental building and their storage units with the larger high density development to the north and the current existing building to the south that they were caught in between and where UDOT required a cross-action easement. They have described access as foot access on the west of the railroad. The neighbors Kurt Peterson and Mr. Smith are open to discussing the final terms of that.

They found after studying the issue that the site plan approved for M&M Storage removed their security guard station. From review of the July minutes it looked like all of those requirements had to be completed within one year. He will come back with updated drawings in one month showing the guard station back on the plans, where a fence would be installed to protect his property and the neighbors, and the pathway.

5. Remarks from the Planning Commissioners:

In response to a question by Commissioner Borklund, a brief discussion was held regarding whether the public should have been allowed to speak before the applicant or staff spoke on an item. Sean Wilkinson indicated that tonight it was a little different because there was public already interested in items on the consent agenda. What they could have done was hear what the questions were from the public before pulling the items off the consent agenda and then it could have been treated as a regular agenda item with staff presenting a staff report, the applicant would speak and then the public could speak.

Report from the Planning Director: Sean Wilkinson reminded the members of the annual Planning Commission Dinner on December 4, 2013 at 6:30 PM.

6. Remarks from the County Attorney: None

Adjourn for the Work Session.

7. Work Session Agenda Items:

WS1: Discussion: Cluster Subdivision Ordinance

Scott Mendoza went over the existing Cluster Subdivision Ordinance and discussions to date. Tonight he will answer any questions the members have on the current ordinance and get into some additional considerations he would like to begin discussions on. He made a presentation of additional considerations as shown below:

1. Presentation of Additional Considerations.
 - a. Design standard that requires “visual diversity” in development pattern.
 - i. General layout and design of roads and lots.
 - ii. Varying front yard setback (e.g., 10 foot minimum variation).
 - iii. Maximum number of lots in a cluster with cluster separation standard.
 - b. Accessory dwelling unit lots with plat designation (e.g., Lot 2ADU) in lieu of PRUD.
 - c. Multi-family dwelling unit lots with plat designation (e.g., Lot 1MF) in lieu of PRUD.
 - i. 4-Plex on 10,000 sq.ft.
 - ii. 8-Plex on 13,000 sq.ft.
2. Ordinance modification/changes that interests the WWPC.
 - a. Clarify that amenity-type structures (e.g., clubhouse) are allowed in dedicated common area.
 - b. Sketch plan approval.
 - c. Transitional area in between new small lots and exiting large lots.
 - d. Increase open space requirement.
 - e. Lower bonus density or strengthen performance criteria to earn bonus density.
 - f. PRUD (Planned Residential Urban Development) component.
 - g. Open space retained by farmer or other non-lot owner.
 - h. Non-contiguous open space preservation.
 - i. Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR).
 - j. Design standard that requires “visual diversity” in development pattern.
 - i. General layout and design of roads and lots.
 - ii. Varying front yard setback (e.g., 10 foot minimum variation).
 - iii. Maximum number of lots in a cluster with cluster separation standard.
 - k. Accessory dwelling unit lots with plat designation (e.g., Lot 2ADU) in lieu of PRUD.
 - l. Multi-family dwelling unit lots with plat designation (e.g., Lot 1MF) in lieu of PRUD.
 - m. Others.

Traditional area or buffers were felt to be an important issue.

The possibility of someone having a one acre lot and allowing a 4-plex on it was discussed. Scott Mendoza indicated that they would not do all the thinking for a designer. If the ordinance allows too much density that it can't fit on a certain sized lot that would naturally limit itself.

Commissioner Whaley indicated that he would rather not have a big meeting to gather community input until they figure out where they are heading regarding density and can be prepared or to make sure they understand all the issues.

In the General Provisions portion they could add a sketch plan approval provision. Also, he did not understand the density bonus portion numbers on the Saddleback Village development and what the 15% bonus represented. Sean Wilkinson indicated that the numbers came from the code in 2009; however, those numbers probably have changed due to the new code format change.

Scott Mendoza indicated that if the Planning Commission is interested in a sketch plan option, they would have to define what they want a sketch plan to mean and if what details would be needed or required. Staff can research this issue. He will send the members an electronic copy of the ordinance.

Commissioner Borklund stated that they need look at what the bonus densities are. They need to make it clear in the ordinance that it is up to that percentage that can be granted, but the Planning Commission does not have to give the entire percentage. She believes they should not require a sketch plan; it should be an option for the developer.

Commissioner Judkins indicated that they will not get a sketch plan if it is not required. Scott Mendoza stated that some developers may provide it if it is an option, but they may not get everyone to submit one. Giving an incentive can be a creative way to get a developer to submit a sketch plan.

The following items could be discussed further:

- Amenity structures in open space
- The 30% open space requirement – Should this be increased?

Chair Favero indicated that he believes they need to make the ordinance so that it is appetizing to the developers, which is why he would like to receive input from potential developers before they discuss the other issues. It is important to find out what is driving what others would look at.

Commissioner Judkins stated that he believes if they are allowing a lot of homes in an area, they should provide provisions for xeriscaping. If there is an incentive for every house that is built to cut down on water usage, that could be a big thing. The potential for a sewer system is also an important issue to consider.

The Planning Commission members told Scott Mendoza what items they are interested in discussing further. Mr. Mendoza will compile the list to design future discussions.

There Being No Further Business, the meeting was adjourned.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Division



Weber County Planning Division

Date: December 10, 2013
To: Western Weber Planning Commission
From: Robert O. Scott, AICP *RS*
Planning Director
Subject: Annual Rules of Order Adoption

Each year both Planning Commissions adopt the Planning Commission Rules of Order. Both Planning Commissions will hold a work session to review suggested amendments to the Rules of Order. (See attached Rules of Order)

The Ogden Valley Planning Commission held their work session on December 3, 2013. They will consider adoption on December 17, 2013.

Earlier this year both Planning Commissions approved a change to have all voting be done as a voice vote as per section I. Procedure - Voting. This was the only change to the Rules of Procedure.

Staff is not suggesting any further changes at this time. It will be appropriate for planning commissioners to discuss any questions regarding the rules of order and other potential amendments.

It is recommended that the Western Weber Planning Commission give direction on any potential amendments to the Rules of Order; if there are none then adopt the Rules of Order as presented.

RULES OF ORDER
WEBER COUNTY PLANNING COMMISSIONS
November 19, 2013

A. ORGANIZATION

1. Appointment of Chair and Vice Chair

The Commission, at its first regular meeting in January of each year, shall select a Chair and Vice Chair who may be elected to succeed themselves for one additional term only.

2. Chair - Duties

(a) The Chair shall preside at all meetings of the Commission providing general direction for the meetings, assuring proper order of the Commission and public in all proceedings. Such duties shall include:

- i. Announcing the business before the Commission in the order in which it is to be acted upon;
- ii. Receiving and submitting in the proper manner all motions and propositions presented by the members of the Commission;
- iii. Putting to a vote all questions, which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
- iv. Informing the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice;
- v. Maintaining order at the meetings of the Commission;
- vi. Moving the agenda along, holding down redundancy, referencing handouts and procedures in a sensitive way during meetings;
- vii. Recognizing speakers and Commissioners prior to receiving comments and presentations of physical evidence, i.e., plans and pictures; and
- viii. Receiving documents or other physical evidence as part of the record.

(b) It shall be the duty of the Chair to authenticate by signature when necessary, or when directed by the Commission, all of the acts, orders and proceedings of the Commission.

(c) The Chair may rule out of order any comment which is irrelevant, personal, or not pertinent to the matter being heard.

3. Duties of the Vice Chair

The Vice Chair, during the absence of the Chair, shall have and perform all the duties and functions of the Chair.

4. Temporary Chair

In the event of the absence of, or disability of both the Chair and Vice Chair, the Commission shall elect a temporary Chair to serve until the Chair or Vice Chair so absent or disabled shall return, or the disability shall be removed, as the case may be. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

5. Secretary - Duties

The Planning Director or his designee shall serve as secretary of the Commission. The secretary shall have the following duties:

- (a) Give notice of all Commission meetings as hereinafter provided; attend every meeting of the Commission, to record for the record all members in attendance, to read communications, resolutions and other papers which are ordered to be read by the Chair of the meeting, and to receive and bring to the attention of the Commission messages and other communications from other sources;
- (b) Keep the minutes of the proceedings of the Commission and to record the same;
- (c) Keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission; and
- (d) Perform such other duties as may be required by these rules.

B. CONDUCT OF MEMBERS OF THE COMMISSION

1. Addressing Members

Commission members shall be addressed as "Commissioner" or Mr. or Ms. and their last name.

2. Preparation

Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings. If members visit a site or have familiarity with a site, they shall disclose any observations.

3. Members Shall Attend Meetings

Every member of the Commission shall attend the meetings of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary. The secretary shall call the same to the attention of the Chair. If a member of the Planning Commission is absent from three consecutive regular or work session meetings or four regular or work session meetings within a calendar year without being excused by the Chair, the Chair may recommend to the County Commission that the member be removed from the Commission for cause. A member may be removed from office for misconduct or failure to comply with attendance requirements by an affirmative vote of the majority of the County Commission.

Planning Commission members shall attend required training.

4. Conflict of Interest

A Planning Commission member with a conflict of interest in a matter before the Commission shall state that such a conflict of interest exists and withdraw from participation in the public hearing, work session or regular meeting on such matter. A member of the Planning Commission who feels he/she, or any other member of the Commission, may have a conflict of interest on any matter that is on the Commission agenda shall explain the possible conflict to the Commission. The Commission shall then vote to decide whether an actual, apparent, or reasonably foreseeable conflict of interest does exist, and whether the Commissioner should withdraw from participation and voting. If a Commissioner has a conflict of interest, that person shall not participate in the discussion and voting on that matter, nor attempt to use his/her influence with other Commissioners before, during or after the meeting. A Commissioner who has a conflict of interest shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon.

(a) Disqualification

No member of the Planning Commission shall participate in the discussion of an application or vote on an application for any action when any of the following conditions exist:

- i. Any of the following have a direct or substantial financial interest in the proposal: members of the Planning Commission or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business in which the member is then serving or has served within the past two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment.
- ii. For any other reason, the member has determined that participation in the decision cannot be in an impartial manner.

(b) Disclosure of Potential Conflict of Interest

Whether or not he/she is disqualified, a public official shall disclose any potential conflict of interest as required by state law.

(c) Ex Parte Contacts

An ex parte contact is any communication with a party or person outside of a planning commission meeting regarding administrative applications. Commissioners are not to engage in these communications. Anyone speaking to Commissioners on administrative matters should do so at a regular meeting so their comments, concerns, and evidence are on the public record. Communications regarding legislative matters are generally permitted.

Planning Commission members shall reveal any pre-meeting or ex parte contacts with regard to administrative matters at the commencement of the public meeting on the matter. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Partisan information on an application received by a Planning Commissioner whether by mail, telephone or other communication should be made part of the public record. If such contacts have impaired the member's impartiality or ability to vote on the matter, the member shall so state and shall abstain.

(d) Planning Commission Members Wishing to Give Comment

A member who desires to make comments at a meeting may do so only after declaring intent to comment, abstaining from voting on the proposal, and vacating the seat and physically joining the audience. Before commenting, the Commission member shall make full disclosure of his/her status and position at the time of addressing the Planning Commission and disclose that the person is commenting as an interested member of the public and not in his/her capacity as a member of the Commission; upon commenting the member shall leave the Commission Chamber during the time in which the matter in question is being discussed and voted upon. If a member is an applicant, he / she can fully participate in the matter.

(e) Gifts and Favors. Gifts and favors standards are found in UCA 67 16 5. No public officer or employee shall knowingly receive, accept, take, seek, or solicit, directly or indirectly, any gift, compensation or loan for themselves or another if it tends to influence them in the discharge of duties. Exceptions to this are: an occasional non-pecuniary gift, having a value less than \$50 or an award publicly presented in recognition of public service.

(f) Treatment of Information. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice should not be furnished to some unless it is available to all. All reports in an official meeting agenda are public information. Communication with planning staff members is not an ex parte contact and is allowed.

(g) Political Activity. Membership in a political party and contributions to its finances or activities are matters of individual decision that should neither be required of nor prohibited to Planning Commissioners. The extent of participation in political activities should be governed by professional judgment as well as limited by any applicable civil service law or regulation. The special position of a Planning Commissioner should not be used to obtain contributions or support for a political party and should not be used to obtain partisan favors.

C. MEETINGS

1. Place

Meetings of the Commission shall be held in the Weber County Commission Chambers on the first floor of the Weber Center Building, Ogden, Utah, 2380 Washington Blvd., Ogden. If the Chambers is not available on those dates, then the meeting may be held in another room of the Weber Center Building or at such other place in Weber County as the Commission may designate. A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within Weber County for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place.

2. Regular Meetings

Regular meetings of the Western Weber Planning Commission shall be held on the second Tuesday of each month at 5:00 p.m. Field trips may be held on the second Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

Regular meetings of the Ogden Valley Planning Commission shall be held on the fourth Tuesday of each month at 5:00 p.m. Field trips may be held on the fourth Tuesday of each month at the hour of 3:00 p.m. or at such other appropriate times. In the event that a field trip is not held then a pre-meeting will be held at 4:30 p.m.

The date of the regular meeting may be changed by the majority of the total membership of the Planning Commission provided at least one week notice is given each member of the new date of a regular meeting.

3. Special Meetings

A special meeting may be called at any time by the Chair or by a majority vote of the Commission at any regular meeting of the Commission. Notice shall be given to each Commission member of the time and purpose of every special meeting of the Commission at least twenty four (24) hours prior to such meeting. Such notice shall be delivered to each member of the Commission personally, or may be given by telephone to the member of the Commission. Such notice may also be given by United States Mail, directed to the member of the Commission so to be notified at the member's residence and mailed not less than three (3) days prior to the time fixed for such special meeting. It is specifically provided, however, that any member may, in writing, waive prior notice of the time, place and purpose of such meeting; and such waiver, if made, shall be deemed a waiver of prior notice of the time and purpose thereof.

4. Meetings - Matters Considered
Any matter pertaining to the affairs of the Planning Commission and falling within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.
5. Quorum
Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. An abstaining or disqualified member of the Planning Commission shall not be counted as if present for purposes of forming a quorum. Except as otherwise specifically provided in these Rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission. If a quorum is not present, the Chair shall call the meeting to order, announce the lack of a quorum, and adjourn the meeting.
6. Work Sessions
A regular work session of the Western Weber Planning Commission shall be held on the second Tuesday of each month at the hour of 5:00 p.m.

A regular work session of the Ogden Valley Planning Commission shall be held on the first Tuesday of each month at the hour of 5:00 p.m.

Work sessions may be held as part of a regular Commission meeting or called in the same manner as a special meeting in order for the Commission to discuss matters at greater length or to obtain additional background information. The Commission shall take no vote during such work session, except to give directions to Staff regarding the presentation of options for future consideration.
7. Open Meetings Law
All meetings of the Planning Commission shall be open to the public. All meetings of the Planning Commission shall be noticed in conformance with the requirements of the Open and Public Meetings Law of the State of Utah.
8. Length of Meetings
At 8:30 p.m. the Planning Commission will finish the item presently being considered. All items remaining to be heard will be forwarded to the next agenda for consideration.

D. PROCEDURE - ORDER OF BUSINESS

1. Order of Business
The order of business in the Commission shall be as follows:
 - (a) Chair opens the meeting and welcomes those in attendance
 - (b) Pledge of Allegiance
 - (c) Roll call. At all meetings before proceeding to business, the roll of the Commission members shall be taken and the names of those present and those absent shall be entered on the record.
 - (d) Approval of minutes of prior meetings
 - (e) Planning Director reads opening meeting statement
 - (f) Chair asks commissioners if there are any exparte communications or conflicts of interest to disclose
 - (g) Consent Agenda
 - (h) Petitions, Applications and Public Hearings
 1. Administrative Items

- a. Old Business
- b. New Business
- 2. Legislative Items
 - a. Old Business
 - b. New Business
- (i) Public Comment for Items not on the Agenda
- (j) Remarks from Planning Commissioners
- (k) Report of the Planning Director
- (l) Remarks from the County Attorney
- (m) Chair Adjourns Meeting

2. Agenda for Meetings

The secretary shall prepare a written agenda for each meeting as far in advance thereof as possible. The secretary shall make every effort to deliver the agenda, along with Staff Reports and related documents, to the members of the Commission at least seven (7) days in advance of a regular meeting.

3. Deadline for Agenda

Requests to be on a Planning Commission agenda shall be filed thirty (30) days prior to consideration by the Planning Commission. The Planning Staff shall certify completeness of requests. Certified requests which have been filed in a timely manner shall be placed on the agenda. The deadline may be waived by the Planning Director if he/she determines that good cause exists for waiving the deadline, the application is complete, and determined that Staff has sufficient time to analyze the request, adequately prepare a Staff Report and give proper notice.

4. Special Order of Business

The Commission may suspend the rules as to the order of business, or return to an order already passed, on a motion supported by a majority of the members present.

E. ORDER AND DECORUM

1. Order of Consideration of Items

The following procedure will normally be observed in a public hearing or other matter before the Commission; however, it may be rearranged by the Chair for individual items, if necessary, for the expeditious conduct of business:

- (a) Chair introduces item;
- (b) Abstentions, conflicts of interest and challenges are entertained and any declaration of conflicts of interest and ex parte contacts;
- (c) Staff makes a presentation on the criteria, standards, and recommendations;
- (d) Applicant or applicant's agent presents evidence for the proposal;
- (e) Any opponents and/or proponents may comment;
- (f) Planning Commission members may question staff, applicant, or opponents on all the above;
- (g) Applicant's rebuttal if requested;
- (h) Closing of the public hearing, if applicable;
- (i) Concluding comments of Staff or Staff summary and recommendations;
- (j) Motion is made and seconded; the Planning Commission discusses the item and votes. Members are allowed to openly discuss the proposal and may further question any party appearing for or against the proposal as necessary, but generally questions should

asked while the public hearing is open. The Chair outlines possible actions: approval, disapproval, continue, or approval with conditions.

2. Consideration of Items

All parties shall have an opportunity to be heard, to present and rebut evidence before an impartial tribunal, to have the proceedings recorded, and to have a decision rendered in accordance with the facts on record and the law.

The Chair of the Planning Commission shall have authority to:

- (a) Regulate the course and decorum of the meeting.
- (b) Dispose of procedural requests and similar matters.
- (c) Set reasonable time limits for individual public input, oral presentations, questions, and rebuttal information.
- (d) Question any person appearing, and allow other members to question any such person.
- (e) Waive, at his/her discretion, the application of any rule herein where the circumstances of the hearing indicate that it would be expedient and proper to do so, provided that such waiver does not act to prejudice or deny any party his/her substantial rights as provided herein or otherwise by law.
- (f) Take such other action as authorized by the Planning Commission to appropriately conduct the hearing.

A ruling of the Chair may be challenged by any member of the Planning Commission present at the hearing. The challenge must be seconded. A ruling may be reversed by a majority of the members present and voting. A tie vote upholds the Chair's decision.

3. Time Limits

The Chair may impose equitable time limits, if deemed necessary for the expeditious conduct of the public hearing.

4. Conduct of Persons before the Commission

Proceedings shall at all times be orderly and respectful. The Chair may refuse to recognize or exclude from the hearing anyone who:

- (a) Is disorderly, abusive, or disruptive.
- (b) Takes part in or encourages audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive to the hearing.
- (c) Comments without first receiving recognition from the Chair and stating his/her full name and residence.
- (d) Presents irrelevant, immaterial, or repetitious evidence.

Persons making presentations or providing comments to the Planning Commission shall address the Commission from the podium or microphone and not from the audience; shall address all comments to the Planning Commission; and may not directly question or interrogate other persons in the audience.

F. PROCEDURE - MOTIONS

1. Making of Motions

Upon review of the full public record on a request and due deliberation among the members of the Planning Commission, any Planning Commissioner, except for the Chair, may make a motion; however, any Planning Commissioner may second a motion. The motion shall include not only the direction of the motion, but shall also include the recitation of specific findings of fact

supporting such motion. A second shall be required for each motion citing compatible findings. Other members of the Commission may support the motion adding compatible findings. A motion shall die in the absence of a second. Discussion of the motion should not take place until it has been seconded and the Chair has stated the motion and called for discussion.

2. Withdrawing or Modifying a Motion

- (a) When a motion has been made but not yet stated by the Chair, whether or not it has been seconded, it can be withdrawn or modified by the mover if the member simply says, "Chair, I withdraw the motion."
- (b) If the mover wishes to modify his/her motion, he/she should specify the modification. Any member may suggest that the mover withdraw or modify his/her motion, but only the mover may do so.
- (c) If a motion is modified before being stated by the Chair, the second may withdraw his/her second.
- (d) After the Chair states a motion, it is the property of the Commission. It can be withdrawn or modified at any time before voting by a majority vote to withdraw or modify.

3. Motions in Order During Debate

When a question is under debate, no motion shall be received except:

- (a) To fix the time to adjourn;
- (b) To adjourn;
- (c) To continue, table, or postpone indefinitely to a specified time;
- (d) To amend; to substitute;
- (e) Refer to committee;
- (f) Previous question (immediately close debate);
- (g) Limit or extend limits of debate;
- (h) Take a recess;
- (i) Call for orders of the day;
- (j) Suspension of the rules;
- (k) Appeal rulings by the Chair;
- (l) Reconsider an undebatable motion.

4. Motion must be Germane

No motion or proposition on a subject different from that under consideration is in order and no such motion or proposition shall be admitted under color of amendment.

5. Motions to Deny

Where a motion to deny a request has been defeated, a member of the Commission shall make another motion to dispose of the issue.

6. Substitute Motions

A motion to amend by striking out an entire section or paragraph of a main motion and inserting a different section or paragraph is called a motion to substitute. Substitute motions shall supersede the main motion upon receiving the approval of a majority vote.

7. Amendments

All amendments must relate to the same subject as the original motion, resolution, proposition or ordinance. All amendments to the main motion require a second. If any amendment is offered, the question shall be first upon the amendment. An amendment may be tabled without prejudice to the main motion or question. When an amendment is proposed to any pending

measure shall be laid on the table, such action shall not carry with it or prejudice such measure. If any amendment be offered, the question shall be first upon the amendment.

8. Friendly Amendments

A Commissioner may make a friendly amendment without a formal motion with unanimous consent of the members present. Typically, such motions are appropriate for clean-up items or an issue discussed but inadvertently neglected by the maker of the motion.

G. PROCEDURE - RECONSIDERATION

1. Motion to Reconsider

A motion to reconsider must be made in the same meeting as the motion that was voted on. It can only be made by a member who voted on the prevailing side and must be seconded. Any Commission member, regardless of vote on the main motion, may second the motion. It is a debatable motion. It can be made to a vote that was either affirmative or negative. This type of motion proposes no specific change in a decision but simply proposes that the original question be reopened. It requires a majority vote and cannot be reconsidered.

H. PROCEDURE - DEBATE

1. Interruptions and Questions

No member of the Commission shall interrupt or question another Commissioner without obtaining the Commissioner's consent. To obtain such consent, the Chair shall be addressed requesting to interrupt or ask a question; e.g., "Chair (name) I would like to ask Commissioner (name) a question or make a comment." The Commissioner speaking has the discretion to allow an interruption.

I. PROCEDURE - VOTING

1. Roll Call on Final Passage

The vote upon the final passage of all business shall be by aye (yeses) and nay (no's) given by members of the Commission by voice vote. In recording votes on roll call, the secretary shall record and report those absent or not voting. The Chair shall announce the result.

2. Minute Approval

The Chair shall ask the Commission if they have had the opportunity to read the minutes and if there are any additions or corrections. Upon hearing from the Commission the Chair shall declare the minutes approved either as presented or amended. If the Commission has not had an opportunity to review the minutes, approval shall be postponed to the next regular meeting.

3. Voting or Changing Vote Before Decision Announced

On any such vote any member may change his/her vote before the decision of the question has been announced by the Chair unless the member has the permission of the Planning Commission by general consent or motion if a member objects.

4. Voting or Changing Vote After Decision Announced

When a vote is taken on roll call on any question, no member shall be permitted to vote or to change his/her vote after the decision is announced by the Chair.

5. Commission Members Required to Vote - Late Voting
No member may abstain from voting unless there is a conflict of interest except as noted below. A member entering the Chamber after the question is put and before it is decided, may have the question stated, record his/her vote and be counted. A member who has not been present during the discussion of any matter and feels he/she has insufficient information on which to act may abstain.
6. Tie Votes
If a motion regarding any matter before the Commission receives an equal number of votes in the affirmative and in the negative, the motion fails. The Commission shall continue to make motions until a majority vote is obtained. The option of continuing an item with the possibility that an odd number of members of the Commission would be at a subsequent meeting may be considered.
7. Explaining Vote
After the vote is taken, any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.
8. Not to Vote Unless Present
No member of the Commission shall vote on any question unless the member shall be present when the vote is taken and when the result is announced. No member shall give his/her proxy to any persons whomsoever.

J. DOCUMENTS OF THE COMMISSION

1. Any and all materials submitted to the Planning Commission regarding a request shall be entered into the public record by the Chair by indicating that the material is "accepted for the record;" provided, however, that the Staff Report submitted to the Planning Commission as part of the agenda shall automatically become part of the public record.
2. All notices, agendas, requests, agency or consultant letters or reports, Staff Reports, minutes of meetings, and resolutions of record shall constitute the documents of the Planning Commission and shall be indexed as public record.

K. AMENDMENT

These Rules of Order may be amended at any meeting of the Commission held after not less than fourteen days written notice of the proposal to amend the Rules, upon a majority vote of all the members of the Commission.

Adopted Rules of Order may be amended at any regular meeting by a vote of the majority of the entire membership; or if the amendment was submitted in writing at the previous meeting, then they may be amended by a two-thirds vote of those voting, a quorum being present.

L. RECORDING OF RULES - COPIES TO BE FURNISHED

These Rules, and all subsequent amendments thereto, shall be recorded by the secretary in the book kept for the recording of such business and shall be furnished to each member of the Commission.

Effective Date:

February 26, 2013

February 12, 2013

Pen Hollist, Chair
Ogden Valley Planning Commission

Andrew Favero, Chair
Western Weber Planning Commission



Weber County Planning Division

Date: December 10, 2013
To: Western Weber Planning Commission
From: Robert O. Scott, AICP *RS*
Planning Director
Subject: Administrative Decision Options

Recently the Ogden Valley Planning Commission requested that a work session be held to identify applications that are currently reviewed by the planning commission that could be transferred to staff in order to allow the OVPC more time to spend on legislative matters. This is also an appropriate topic for the Western Weber Planning Commission.

Staff has prepared a table of the application types to begin this discussion. Our suggestion is that the WWPC take a look at each application type and determine those applications that could possibly be shifted. Those application types that potentially could be adjusted are:

Site Plans - the site plan administrative size (is the WWPC satisfied with the 10,000 sq. ft. standard? If this size is increased then fewer site plans would come before the planning commission. An ordinance clarification needs to be made clarifying that the 10,000 sq. ft. refers to the project area vs. the property area should be made.

Subdivisions with no improvements - The number of lots could be increased

Amended plats - Could be delegated to staff.

This will also need to be coordinated with the Ogden Valley Planning Commission.

Please let me know if I can be of further assistance.

Decision Approval Process					
Application {Decision Type}	Subcategory	Approval Bodies			
		Staff	Planning Commission	County Commission	Board of Adjustment
Conditional Use Permit {Administrative}	Commercial	Recommendation	Final	Appeal from PC	N/A
	Manufacturing	Recommendation	Final	Appeal from PC	N/A
	Planned Residential Unit Dev.	Recommendation	Recommendation	Final	N/A
Site Plans {Administrative}	Commercial/Manufacturing under 10,000 sq. ft.	Final	Appeal from Staff	Appeal from PC	N/A
	Commercial/Manufacturing over 10,000 sq. ft.	Final	Appeal from Staff	Appeal from PC	N/A
	Design Review under 10,000 sq. ft.	Final	Appeal from Staff	Appeal from PC	N/A
	Home Occupation	Final	Appeal from Staff	Appeal from PC	N/A
	Design Review over 10,000 sq. ft.	Recommendation	Final	Appeal from PC	N/A
Subdivisions {Administrative}	Cluster	Recommendation	Recommendation	Final	N/A
	Subdivision With Improvements	Recommendation	Recommendation	Final	N/A
	Subdivision With No Improvements	Final up to 5-Lots	N/A	Appeal from Staff	N/A
	Amended Plats	Recommendation	Recommendation	Final	N/A
Combining Lots {Administrative}	Lots Conforming to Zoning	Final	N/A	Final	Appeal from Staff
Access Exceptions {Administrative}	Flag Lots	Final	May be Referred	N/A	Appeal from Staff or PC
	Access other than Frontage	Final	May be Referred	N/A	Appeal from Staff or PC
	Build on Right-of-Ways	Final	May be Referred	N/A	Appeal from Staff or PC
Land Use Permits {Administrative}	Main Use	Final	N/A	N/A	Appeal from Staff
	Accessory uses		N/A	N/A	
Zoning {Legislative}	General Plans	Recommendation	Recommendation	Final	N/A
	Text Amendments	Recommendation	Recommendation	Final	N/A
	Map Amendment	Recommendation	Recommendation	Final	N/A
Variances {Quasi-judicial}	Land Use Code/Map Interpretation	Final	N/A	N/A	Appeal from Staff
	Land Use Code	N/A	N/A	N/A	Final
	Subdivision Ordinance	Recommendation	Recommendation	Final	N/A
	Non-Complying, Site, Structure, or Use	Final	N/A	N/A	Appeal from Staff



Weber County Planning Division

December 2, 2013

To: Western Weber Planning Commission

From: Sean Wilkinson
Senior Planner

Subject: Western Weber County Land Use Study

Background

The Planning Division recently completed a Land Use Survey/Map of Weber County which provides a visual and numerical representation of current land use trends throughout the County. This study illustrates the progress made in implementing the County's General Plans, and provides a better understanding of potential trends or issues that are emerging. This study will be an ongoing project with annual reports that will track the changing land uses in Western Weber County. The study uses existing Weber County GIS data which has been field verified for land use accuracy. However, the GIS layers are not perfect and results may vary as they are updated with more accurate information. Land use assumptions also had to be made for parcels that had more than one use. For example, large agricultural parcels with single-family dwellings were shown only as residential single-family, even though this distorts the number of residential acres that could be labeled as agriculture. These issues will be addressed as the study is updated.

The study area includes all of the unincorporated areas of Western Weber County and has been divided into the following 10 land use categories, though Residential Multi-Family is not applicable:

-  Agriculture
-  Commercial
-  Forest
-  Industrial
-  Institutional
-  Recreational
-  Residential Multi Family
-  Residential Single Family
-  Transportation
-  Water Bodies

Each of these categories is identified by a different color on the study map in order to provide a visual distinction between existing land uses. The study map helps identify land use and growth patterns, undeveloped areas, potential growth areas, and potential preservation areas. For example, the map will be used in identifying appropriate areas for new commercial growth or agricultural areas to be preserved near existing agricultural protection areas. The map provides visual context and clarity that might otherwise be lost in a verbal or written description. Each of the land use categories has sub-categories as well. For example, Agriculture includes farm animals, crop production, ranch/dairy/grazing, and aquaculture. Each of these sub-categories is represented by a shade of the primary color or by a descriptive icon as shown on the map. This study will not use the sub-categories, but they may be used in future site-specific projects as necessary.

Another important aspect of the study is the role that existing zoning plays in guiding land use patterns in Western Weber County. Zoning determines the land use development and density potential within the various land use categories and directly affects the functionality between the different land uses. Analysis of existing zoning effects on land uses will help determine the need to address policy issues in Western Weber County's future, e.g., the need for rezoning or zoning density adjustments.

Results

The following table shows the various land use categories and their current area in acres and square miles. As this table is updated it will provide useful data regarding changes in area from one land use to another. Over time this information will show development trends that will help the Planning Division and Planning Commission be proactive instead of reactive in making important decisions about Western Weber County's future.

Table 1: Western Weber County Land Use Study – Land Use Area		
Land Use Category	Acres	Square Miles
Agriculture	23,215	36
Commercial	65	.10
Forest	19,421	30
Industrial	23,915	37
Institutional	2,112	3
Recreational	124	.20
Residential Single-family	5,436	9
Transportation	1,685	3
Water Bodies	15,664	24
Total Area	91,637	142

Approximately 2,643 existing residential units were identified within Western Weber County, with the potential for an additional 36,253 based on current zoning. The current zoning designations were overlaid on the map and the total acreage within each zone was calculated. The acreage within each zone was then divided by the minimum lot area, i.e., the A-3 Zone minimum lot area is 2 acres, and a potential number of units per zone were established. All of the units were then added together to create a potential number of units based on current zoning. The existing 2,643 units were then subtracted from the total (38,896) to come up with the 36,253 additional units (the full development potential of each parcel is assumed and the total number of units will be less based on actual development potential). The following table shows the zoning designation, acreage, and potential number of units within Western Weber County:

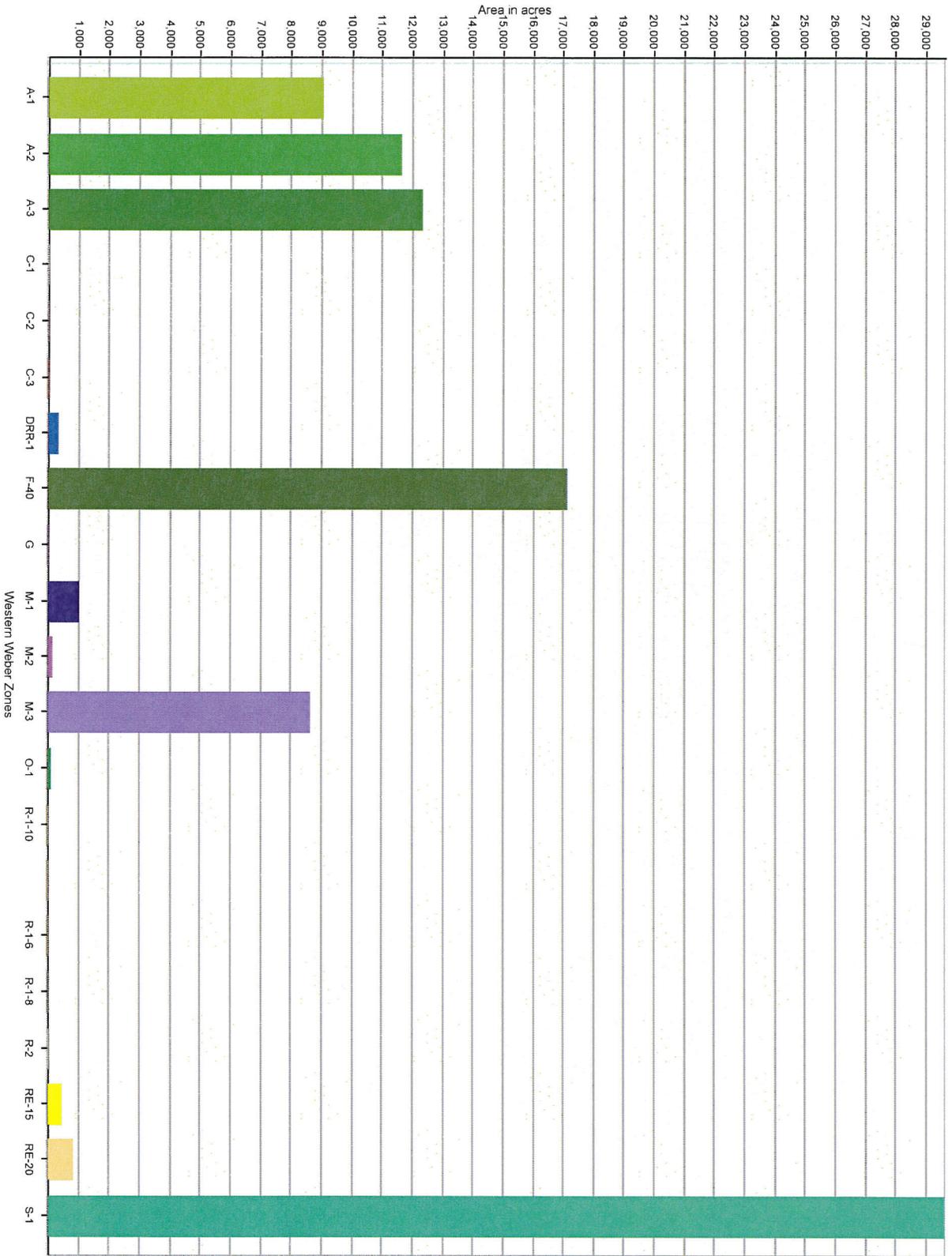
**Table 2: Western Weber County Land Use Study – Potential Units by Zone
 (Assuming Maximum Development of Each Parcel)**

Zoning Designation	Total Acres	Potential Units
A-1	9,082	9,890
A-2	11,685	12,724
A-3	12,361	6,190
C-1	1	0
C-2	4	0
C-3	56	0
DRR-1	373	0
F-40	17,198	430
G	53	0
M-1	1,079	216
M-2	162	32
M-3	8,673	0
O-1	124	0
R-1-10	6	26
R-1-12	0	0
R-2	18	131
RE-15	503	1,461
RE-20	857	1,867
S-1	29,644	5,929
Totals	91,879	38,896

Conclusion

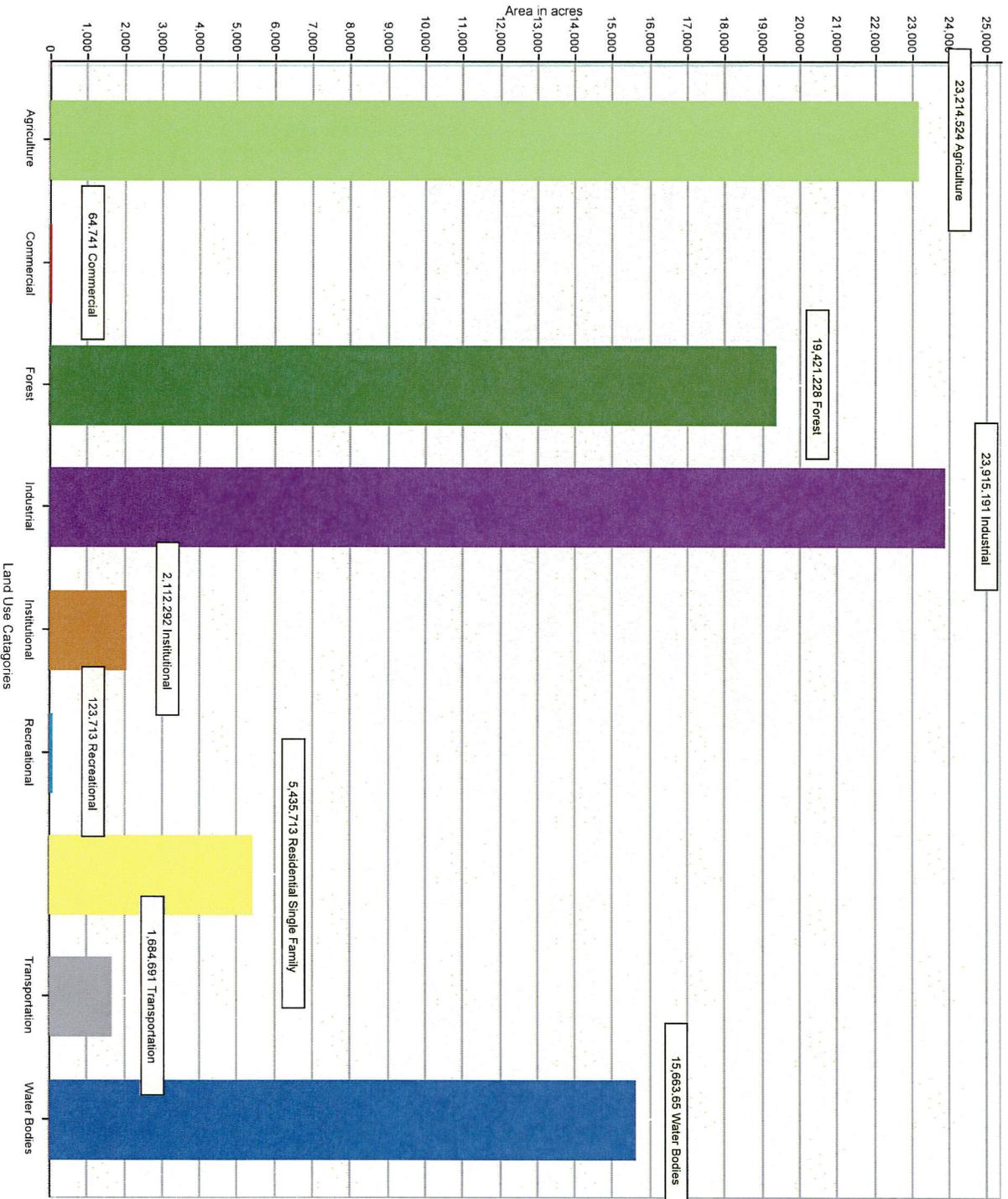
While this information is not complete and further research is necessary, it serves as the baseline for future studies and projects. These studies will include a more in depth look at the sub-categories and other more site specific studies that will create patterns and allow for comparisons over time.

Graph of Western Weber Zoning Area

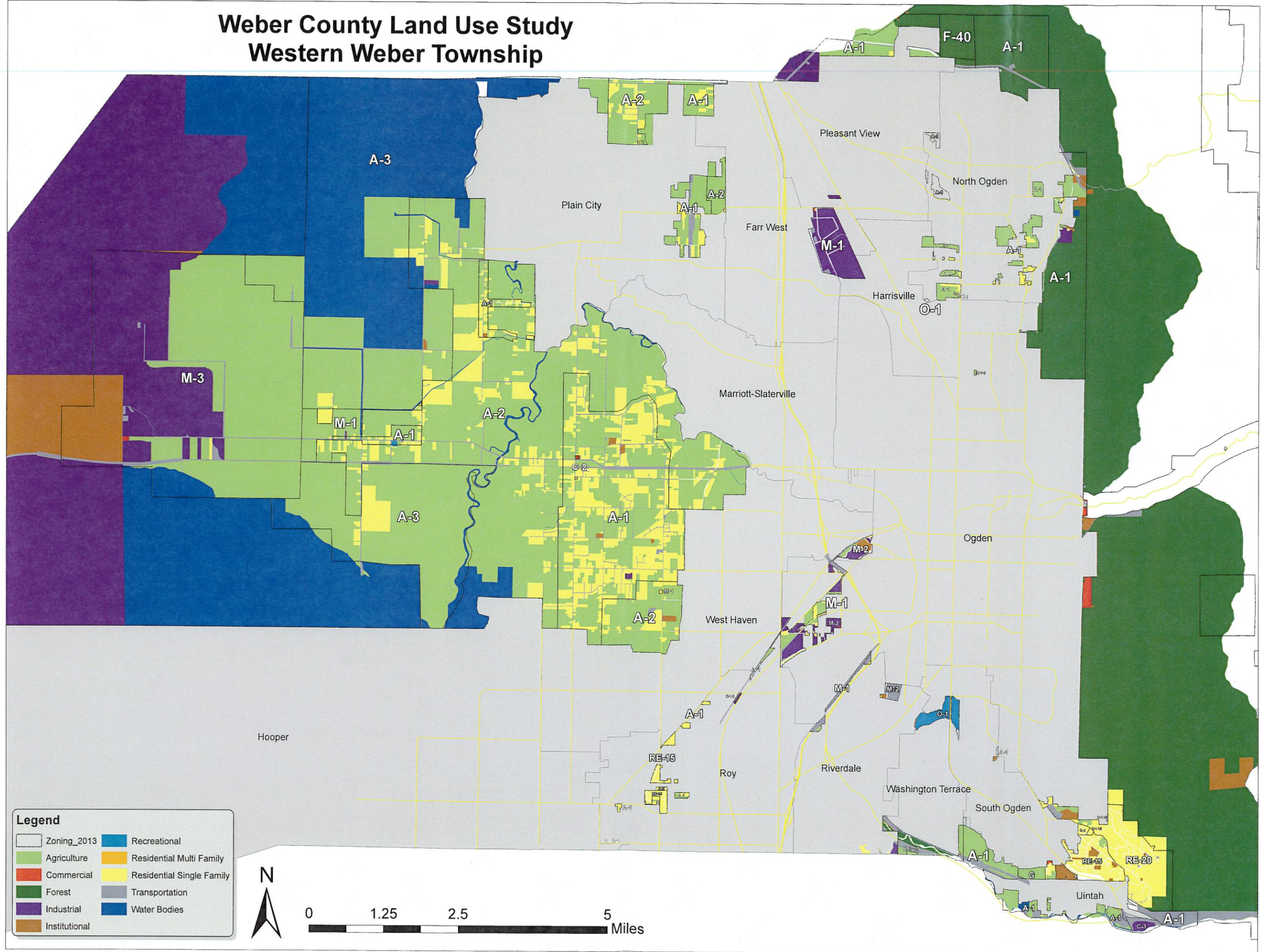


9,081.648	A-1
11,684.952	A-2
12,360.998	A-3
0.644	C-1
3.639	C-2
55.932	C-3
373.372	DRR-1
17,197.937	F-40
53.388	G
1,078.646	M-1
161.882	M-2
8,673.071	M-3
124.431	O-1
6.106	R-1-10
0.177	R-1-10
1,868	R-1-6
1,217	R-1-8
17,771	R-2
503.093	RE-15
857,145	RE-20
29,643.872	S-1

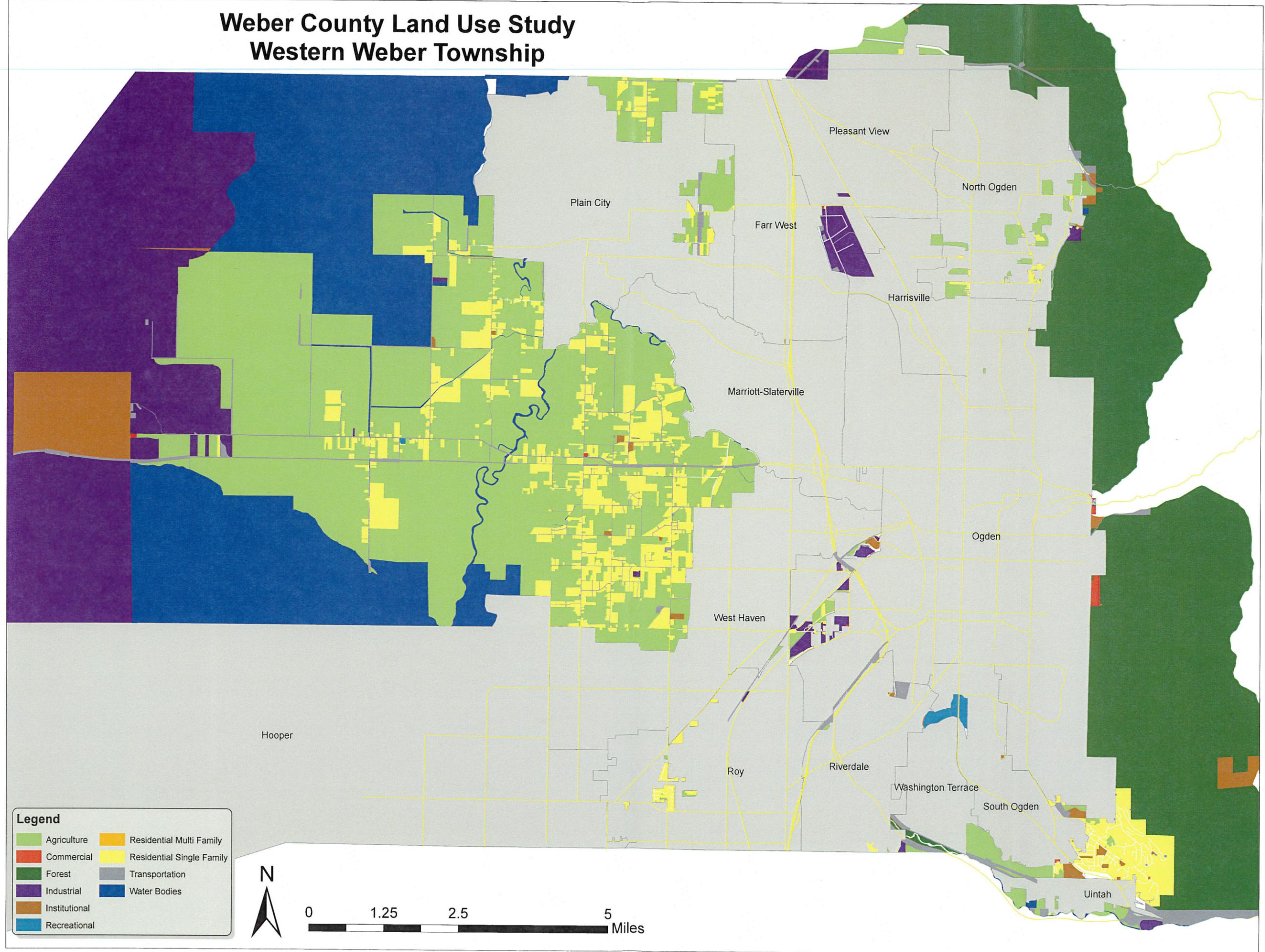
Graph of Western Weber Land Use Area



Weber County Land Use Study Western Weber Township



Weber County Land Use Study Western Weber Township



Legend

Agriculture	Residential Multi Family
Commercial	Residential Single Family
Forest	Transportation
Industrial	Water Bodies
Institutional	
Recreational	

