WEBER COUNTY

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

REGULAR PLANNING MEETING AGENDA
Tuesday, December 4, 2012
5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call*

1. **Minutes:**
   - **1.1.** Approval of the October 23, 2012 meeting minutes

2. **Consent Agenda**
   - **2.1.** Consideration and action on a request to vacate the Lance Roylance Subdivision located at approximately 5358 E 2625 N
   - **2.2.** Consideration and action on a request for final approval of Valley Lake Estates No. 3 Lot 34 Amended and a request to vacate Lot 34 of Valley Lake Estates No. 3
   - **2.3.** Consideration and action on a request for final approval for the Hubbard Subdivision (1 lot), located at approximately 963 N 7800 E

3. **New Business:**
   - **3.1.** Consideration and action on a request for a new Zoning Development Agreement (Contract 2006-62) – John Lewis Applicant
   - **3.2.** Consideration and action on a conditional use permit application for a public utility substation (cellular site), located at approximately 95 Ogden Canyon Road (Nefi Garcia, agent for TAIC; David Hardman, Ogden Weber Chamber of Commerce, Owner
   - **3.3.** Consideration and action on a conditional use permit application for a public utility substation (cellular site), located at approximately 4905 East Willow Brook, Eden (Jared White, agent for Uctechs.com; Peggy Bowden, KBC Leasing, Owner)
   - **3.4.** 2012 General Plan update discussion

4. **Public Comments:**
5. **Planning Commissioner's Remarks:**
6. **Staff Communications:**
   - **6-1.** Planning Director's Report
     - Annual Dinner: December 5, 2012
   - **6-2.** Legal Counsel's Remarks

7. **Adjourn**

The meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.
The pre-meeting will held in Room 108 at 4:30 p.m., no decisions are made

(In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791)

Ogden Valley Township Planning Commission Regular Meeting held October 23, 2012 in the Weber County Commission Chambers, the Weber Center, 2380 Washington Blvd.

Members Present:	Kevin Parson, Chair Pen Hollist Greg Graves Ann Miller Dennis Montgomery John Howell
Members Excused:	Laura Warburton
Staff Present:	Jim Gentry, Assistant Director Sherri Sillitoe, Secretary

1. Approval of the minutes

1.1 Approval of the meeting minutes of September 25, 2012

Chair Parson indicated that the minutes of the September 25, 2012 meeting were approved as presented.

2.1. ZO 15-2010 Consideration and/or action on a proposed ordinance request to amend the Zoning Ordinance by adding Chapter 46 (Agri-Tourism) and amending related Chapters as follows:

- Chapter 1 (General Provisions) amended by modifying certain existing definitions and adding new definitions.
- Chapter 5B (Agricultural Valley-3 Zone) amended by adding Agri-Tourism as a Conditional Use.
- Chapter 12B (Forest Valley-3 Zone) amended by adding Agri-Tourism as a Conditional Use.
- Chapter 18C (Ogden Valley Architectural, Landscape, and Screening Design Standards) amended by clarifying that agri-tourism is an agriculturally related use that is exempt from the requirements of Chapter 18C.
- Chapter 23 (Supplementary & Qualifying Regulations) amended by adding new language that addresses access standards and related criteria for agri-tourism operations.
- Chapter 24 (Parking and Loading Space, Vehicle Traffic and Access Regulations) amended by clarifying that agri-tourism is an agriculturally related use that is exempt from certain standards.
- Chapter 34 (Home Occupation, Short Term Vendors, Temporary Outdoor Sales, and Farmers Markets) amended by permitting farmers markets at approved agri-tourism operations.
- Chapter 36 (Design Review) amended by exempting agri-tourism operations from landscaping requirements.

Jim Gentry, Assistant Planning Director, indicated that there will be dramatic growth along the entire Wasatch Front in the coming years and due to this growth, there will be increasing development pressure on productive farmland. There has been eight work sessions on this ordinance over the past 18 months. Scott Mendoza has been the planner in charge of this project. Many people and groups have been instrumental in drafting this ordinance.
Agri-tourism is generally described as a growing industry that can supplement a farmer's income by diversifying what the farm can offer the general public. In addition to producing fruits, grains, vegetables, and/or providing grazing land for livestock, farms that are participating in agri-tourism can combine a wide variety of (nontraditional but somewhat related) activities with those customarily found on working farms. For example, it is becoming more common for farmers to offer public access to a farm as a venue for activities such as farmers markets, petting zoos, and community gardens, farm stays, cooking classes, corporate retreats, family events, corn mazes, and other seasonal activities.

Western Weber County made a unanimous recommendation to the County Commission for approval of this proposed ordinance.

Mr. Gentry indicated that all the definitions proposed will be moved to the definition section of the Zoning Ordinance upon adoption.

The purpose and intent of this ordinance is to provide support and economically feasible land use alternatives to local and enterprising farm owners who are devoted to their land and are committed to providing authentic, agriculturally related products and experiences to the public. Agriculture is a very important contributor to Utah's economy and observably, an integral and indispensable part of Weber County's rich cultural heritage; therefore, it is the County's desire to create an environment in which agriculture is not only encouraged but can thrive. It is intended to benefit farm owners and the residents of Weber County through its ability to generate supplementary farm income while promoting the preservation of agricultural open space and significantly enhancing leisure, recreational, educational, and gastronomic opportunities for those in pursuit of such experiences in a rural farmland setting.

Some of the uses have additional standards that they have to meet.

Commissioner Graves said staff has done a fantastic job. He feels that the way it is currently written, he does not have any significant questions. Commissioner Hollist said he did not find anything in the proposed document that surprised him or was not discussed and worked through in the work sessions. Commissioner Howell said there may be issues that might come up later in the future wherein the ordinance may have to be fine tuned. Mr. Gentry replied that is correct. Commissioner Graves said it is significant and a good approach that it is a conditional use. A conditional use allows the Planning Commission to help make modifications.

Patsy Dickens, owner of Kelly Creek Farm, the original applicant of this ordinance two years ago. She commends Scott Mendoza and staff for the amazing amount of research and education put in to this ordinance. By approving this ordinance she sees this as helping some of the farmers whose children have moved on because they know they can't afford to continue farming. Agriculture is an important part of their lives. She hopes that the Planning Commission would accomplish the preserving of agriculture in their beautiful valley by voting positively for this ordinance.

Commissioner Graves thanked Mrs. Dickens for starting this process. Commissioner Hollist asked Mrs. Dickens if she envisioned that the ordinance would contain some of the uses such as "Glamping?" Mrs. Dickens replied no.

Commissioner Howell commended Mrs. Dickens for the time and money she has spent for this ordinance.

Chair Parson said Mrs. Dickens is an example of what one person can do in a community. .

Juan Sanchez, Eden, UT Thanked Mrs. Dickens and also Scott Mendoza for all his research and time spent on this ordinance and felt that he has gone beyond the call of duty. He feels in the Ogden Valley that they are at a crossroads; they are at a point that the path this ordinance will take particularly for their children and grandchildren and their ability to stay in the valley. The many people he has been spoken to have been excited for this proposed ordinance. This ordinance seems like a great idea. There is no doubt that the Ogden Valley supports the ordinance and a win/win.

Frank Cumberland, of Huntsville, was the original incorporator and Chairman on the Board of the Great Salt Lake Resource Conservation and Development Council Incorporated, a federally funded and ran program. Part of the mission of which is to promote and sustain agriculture. One of their major projects when they were functioning was the creation and promotion of agri-tourism. Steve Clarke, through the GEM Committee, called him because he knew he was familiar with agri-tourism. The idea of tourism is facts, but it should be done in a form for which they are proud. He is chagrined after spending many hours reviewing the proposed ordinance and making comments to staff, that he did not receive a phone call in response to his comments such as the misspellings, misuse of words, and definitions. He is also a reformed lawyer and believes that some of the issues in this ordinance will not hold up in court. He would recommend that the ambiguities be cleaned up and the obvious errors corrected.

Commissioner Hollist asked when Mr. Cumberland made his comments. Frank Cumberland indicated that he submitted his comments approximately 3-4 weeks ago to Steve Clarke who sent them to Scott Mendoza. Commissioner Hollist asked if there were substantive issues, and Mr. Cumberland replied yes. He believes that the ambiguities should be cleaned up and the substantive things addressed. Commissioner Miller indicated that Mr. Cumberland's suggestions are underlined.

Frank Cumberland suggested that the members have a colored copy of his proposed changes. Jim Gentry indicated that the proposed ordinance will be reviewed by their Legal Counsel, Chris Allred, before it goes to the County Commission. Frank Cumberland indicated that part of his intent of reviewing and commenting on the ordinance was to catch some of the errors. He would have liked to have received a call back from someone to discuss his comments.

Commissioner Howell asked Frank Cumberland to summarize one of his comments. Frank Cumberland indicated that part of his mission of reviewing the proposed draft was to spot some of those potential trouble spots and head them off in advance before the ordinance was enacted. It seemed in general as if the effort to provide something other than farming or ranching for farmers to do morphed into a hedge against some of their development controls; e.g. the ability of an agri-tourism venture to construct a 16 room hotel with a 32 seat restaurant. It seems like a large venture and he doesn't see how good it is in the Ogden Valley and conceivably they could be left with white elephants in the future. He is also concerned with allowing the inflatable figures which are relatively cheap. Conceivably they could be everywhere and are ugly. He is not sure that this is a suitable agriculture attraction. It is a valuable effort to provide other income producing activities for farmers and ranchers, but he believes it may go too far and may not be careful enough to relate the extraneous activities to the agriculture that is supposed to remain the core of the farmer's livelihood. Commissioner Howell indicated that the Planning Commission reviews the proposals as conditional uses.

Chair Parson indicated that he respectfully disagrees with Frank Cumberland. He believes that a lot of the things are market driven. It is not a hotel. He is sure that the Ogden Valley is going to have a certain threshold on what it cannot necessitate. He agrees someone could build a building and go out of business. Agri-tourism might work for some and not for others-that is subjective and he does not see how they can regulate that. He acknowledges that some might fail but they should learn from the experience. The Planning Commissioners tried to error on the side of caution when drafting this ordinance. He is respectful that they will need to fine tune the ordinance in the future, but believes they need to start with what they have.

Commissioner Miller indicated that procedurally, she thought that what they would do today was to gather public input and then from that comment, then they would make some decisions. At the pre-meeting Jim Gentry indicated that public comment had been received and that Scott Mendoza had spoken with them. She is uncomfortable when she hears that Scott Mendoza has not contacted Mr. Cumberland. She knows that some of the comments made were opinion driven, but she believes they should look into them.

In response to a question by Commissioner Hollist, Frank Cumberland indicated that he thought his comments/ corrections would be incorporated in the final draft. He knows his comments were received but would have thought some of them would have been incorporated in the current draft.

Jim Gentry indicated that some of Mr. Cumberland's comments were sarcastic and no alternatives were offered to his objections. Commissioner Hollist asked how their comments get into the proposed final draft. He would be very interested in knowing how would expect the seven member planning commission to proceed.

Ann Miller said she comes from a different world as a Special Education Director. The Federal Government would have comment. The State Office would develop rules that would follow those regulations and then they would make changes accordingly. Being on the Planning Commission she has been told that whenever you have a conditional use permit they cannot say no.

Commissioner Hollist. He acknowledges that some of the comments appeared to be flippant. His question had to do what Mr. Cumberland expects. It appears that it order to go over this is a wholesome way is to go over each comment and reply. Ann Miller said she believes that they should consider the comments and may or may not make any changes. This is an important ordinance and she believes they need to get it right.

Mitt Patton, Huntsville, said he believes Scott Mendoza's intention was to not gloss over any comments. Scott's intention was that this is a working draft and that it still has to be reviewed by Legal Counsel. They agree that some of Mr. Cumberland's comments are valid. They would tolerate a 16 room bed and breakfast, if it kept the farm afloat. Kevin Parson indicated that it is subjective.

Juan Sanchez said that his background is that he launches businesses, many internationally and also has a public background as well. When the ordinance was changed to a three-acre minimum lot size from one-acre, they lost a chunk of the valley population and the farmers paid the price. He formed a group in the Ogden Valley, Mountain Farmers Association, and many of the valley's farmers are part of the group. They don't want to sell their farms. He and Scott Mendoza went to the GEM Committee and presented the proposed ordinance. His group of farmers will be in attendance at the County Commission level. Scott Mendoza asked him to do an analysis, and therefore he did approximately ten different profit and loss scenarios on some of the proposed uses, one of which was on a bed and breakfast. There has been open communication with many people on this ordinance. It will take a lot of capital and there may not be a big rush of applications, but it is an avenue.

Steve Clarke, Eden, indicated that he chaired the GEM Committee and has had an opportunity to participate in some of the work sessions. He believes that the draft ordinance reflects his feelings. He is concerned with unintended consequences of this substantial ordinance and believes it is so important to everyone in the Ogden Valley.
Frank Cumberland did not have the opportunity to attend work sessions and many of the GEM Committee meetings. However, they have the utmost respect for his experience and therefore had him review and comment on the draft ordinance. This is the first public hearing on this ordinance and this is the first opportunity for him to explain his comments.

Patsy Dickens pointed out that Scott Mendoza has taken a lot of time into size requirements, etc. If they did a statistic on the number and size of farms and allowed uses, she believes there would not be some of the uses on every corner.

Nancy Patton indicated that she would hope that they could look at the bigger picture and not be lost in some of the minutia. The intent is to preserve the open space. Everyone would like to preserve the Ogden Valley. She believes that there are a lot of fear-driven comments. She does not want all the goodness and vision that is in the ordinance to be lost over a few fear-driven comments.

Frank Cumberland indicated that he would be delighted to sit down with Scott Mendoza and he would be delighted to be able to withdraw many of the comments after such a discussion. He is concerned that with the ordinance as written overall that what he has seen happen in the Ogden Valley that developers and their counsel will find holes and ambiguities and take advantage of such and they could have unintended consequences. He doesn't believe it is necessary to go over his comments and concerns this evening. He agrees that there should be an agri-tourism ordinance in Weber County but that it should be the best that it could be.

Scott Mendoza said he feels uncomfortable with the responsibility of making changes based on the level of sarcasm of Mr. Cumberland's comments. Ann Miller said the purpose of this meeting is to hear comments and to take those comments into consideration. Although the comments are sarcastic, they did not bother her. She believes that the most efficient way is to sit down with Mr. Cumberland. Scott Mendoza indicated that opportunity for comment was when the ordinance was first posted on the Planning Division website. For this part of the process, this is where the comments are appropriate and the time to consider them. The members addressed Mr. Cumberland's comments at this point.

Reviewing a lot of record tells them it is a legal lot. The definition tells are all the circumstances that a lot can be created in a legal way. They have agreed that they don't want to drive the farm owner away by making it complicated. Using this process the farmer would not have to go through the subdivision process in order to take advantage. The only problem that they could see is if they allowed development to occur without a survey is if zoning requires a three acre minimum and if they allowed development to occur and then did a land survey and found the lot was 2.95 rather than 3 acres. This is why they required the lot to be twice as large as the record of survey for the use. They are looking to protect a land owner in going forward with development

Both planning commissions suggested that meat processing was added as a value added use. They limited the size of facility and custom-cutting meat is an allowed use as long as it is accessed by an arterial road and is five acres. The size of parcel could be reduced to three acres by the planning commission if through their review everything is interior and there would be no impacts to neighbors. Scott Mendoza said this ordinance is another land use right a land owner would have.

On Page 6 of 18, Frank Cumberland asked that once agr-tourism status is obtained, is there any limit on what non-agriculturally related products can be sold. Scott Mendoza indicated that they specifically eliminated the sale of motor vehicles other than farm implements. Mr. Mendoza said that they have required that there be a concise narrative included with all agri-tourism applications. Enforcement is complaint driven.

Rob Scott indicated it is the applicant's responsibility to prove how their proposal meets the requirements of the ordinance and what products they intend to offer. Chair Parson indicated that the ordinance is to help farmers be creative.

Frank Cumberland asked if there has been a calculation of how many of the agri-tourism operations including the inflatable toys could there be in the Ogden Valley. Scott Mendoza replied yes. With parcels 10-20 acres in size, they have 122 possible parcels.

Commissioner Howell indicated that no matter what you do, there will be always someone that would disagree.

Mr. Cumberland indicated that at the bottom of this page, (the words "is comprising"...should be "comprises."

Scott Mendoza indicated that regarding camping in general on private lands, the Ogden Valley General Plan many times implies that there is a large need for camping on private lands.

Commissioner Hollist indicated that he does not have a problem with adding ambiance.

Parking:
Commissioner Graves indicated that the applicant will need to demonstrate his parking needs and will need to show that the driveways would not be blocked. Scott Mendoza agreed.

Commissioner Hollist said the farmer would still have to operate the farm as a farm.

46-5 Frank Cumberland indicated that there is a grammatical change needed under Agriculture Operation Designation. *Under 46-6, the sentence should lead with "This chapter shall not be construed in any manner to mean..."*

Large Farm and Ranch will be left as is.

Chair Parson stated that the word mitigate is subjective, eliminate is objective – Scott Mendoza indicated that they have tried to mitigate any objections there may be. The word mitigate places the onus on the applicant, whereas, the word eliminate places the onus on the Planning Commission.

Juan Sanchez said he previously provided Scott Mendoza P & L's for four different uses. It was affecting the medium-sized farm 20-40 acres. If they were going to save that size of farm, it was the 16 room number you would need to make that a going venture.

Frank Cumberland voiced his concern that non-farmers would take advantage of the ordinance. Scott Mendoza indicated that there are 64 possible 20-40 acre farm parcels possible that could take advantage of some of the uses. Commissioner Graves said only 20% of that (4 acres) would be able to be used for non-farm agri-tourism use. The farm would need to be operation for a minimum of one year in order to apply.

Urban sprawl: The right is there today to build one dwelling on every three acres. Commissioner Hollist said the comment on the 16 guest farm inn is to eliminate that possibility entirely. He is suggesting that if you want to allow someone to have a 16 room B&B with a 32 table restaurant, allow them only in a commercial node. Commissioner Howell, Pen Hollist, Ann Miller believes it should be 40 acres and above.

Nancy Patton respectfully suggested that they stay with 20-40 acres. They have done a lot of analysis on the 20-40 acre size. A 16 room building could be built to make it very quaint and beautiful. She believes it could be a blessing for the Ogden Valley and add to the character of the valley.

Scott Mendoza will provide some of the input that was given at the Agricultural Conference.

MOTION: Commissioner Graves moved to recommend approval to the County Commission of Zoning Text Amendment ZO 15-2010 Agri-tourism ordinance to include the changes staff noted and in addition to include the recommendation on the B&B Farm Inn stay to stay on the 20-40 acre farm size. Based on the fact that this ordinance complies with the General Plan for well documented reasons listed in the staff report. Commissioner Montgomery seconded the motion

DISCUSSION:
Commissioner Hollist is concerned with the unintended consequences but believes there are so many good intended consequences and to not approve it would be a disservice to Ogden Valley.

Commissioner Miller is conflicted with B&B and Education Center, although she is more comfortable with Education Center. Looking at where they are they going to be 20 years from now, is important.

Commissioner Graves said he believes they have put in a lot of time and research into this ordinance and he believes that if anyone is going to do it, the use has to be financially viable. If it is not viable, it is not going to last. If it takes 16 rooms to be viable, then that is where it needs to be. He is not convinced that every farm will want to do this.

Commissioner Miller said it is hard to trust in the wording "agriculturally related."

Rob Scott indicated that this dialogue is important and puts the idea to him that as a staff that they need to decide how it is best to monitor the uses.

VOTE: A vote was taken and Motion Carried (6-0).

3. Public Comments: No comments made
4. Planning Commissioner's Remarks
5. Staff Communications:

5-1. Planning Director's Report:

Jim Gentry outlined the meeting schedule for the remainder of the year:
October 30, 2012 Combined Regular Mtg. & Work Session, and December 4, 2012 Combined Regular Mtg. & Work Session.

The Annual Planning Division Dinner will be held December 5, 2012 at 6:30 p.m. at Ruby River Steakhouse. Spouses or Partners are invited. Please R.S.V.P. Sherri or Kary by November 19th.

Jim Gentry indicated that the Planning Division will receive a Special Project APA Award for Miradi.

The CV-1 & CV-2 ordinance amendment was adopted today by the County Commission.

Commissioner Howell thanked Rob Scott for allowing the PC members to attend the Utah APA Conference this month. He thanked him for the great job the staff does.

Steve Clarke said what he saw tonight was the result. But the emotional state seemed to be that this was a celebration time and not an open public hearing time. It seems to him that the only way to appear open to public comment is to have more public hearings for an ordinance along the way (policy/process). The planning commission has to be aware of the open uninformed comment.

Mrs. Patton thanked the Planning Commission and Scott Mendoza for the hard work. The PC is very open and willing to listen to public comment. She is overwhelmed by the professionalism and intellect of those involved.

There Being No Further Business, the meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

Sherri Sillitoe, Secretary
Weber County Planning Commission

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to vacate the Lance Roylance Subdivision
Agenda Date:	Tuesday, December 04, 2012
Applicant:	Lance and Leslie Roylance
File Number:	SUBVAC 2012-13

Property Information

Approximate Address:	5358 East 2625 North
Project Area:	4.01 Acres
Zoning:	Agricultural Valley 3 (AV-3)
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	22-294-0001
Township, Range, Section:	T7N, R1E, Section 34

Adjacent Land Use

North:	Agriculture	**South:**	Residential/Agriculture
East:	Residential	**West:**	Residential/Agriculture

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5-B (AV-3 Zone)

Background

The applicants/owners are requesting the vacation of the Lance Roylance Subdivision in conjunction with an amended subdivision plat. The amended subdivision application will be processed administratively as a "small subdivision", but the proposed vacation requires a recommendation from the Planning Commission to the County Commission. The subdivision lot vacation process officially removes from record the existing legal description of the lot that is being replaced by the amended subdivision. This process helps keep the chain of title clear and helps prevent errors created by potential use of the former legal description.

Summary of Planning Commission Considerations

- Will any detrimental impacts be caused by this subdivision vacation?

Conformance to the General Plan

This subdivision vacation does not affect the Ogden valley General Plan.

Conditions of Approval

- Meeting the requirements of applicable review agencies.

Staff Recommendation

Staff recommends approval of vacating the Lance Roylance Subdivision, subject to the conditions of approval.

Exhibits

A. Lance Roylance Subdivision Plat (To be vacated)

Location Map

06-69

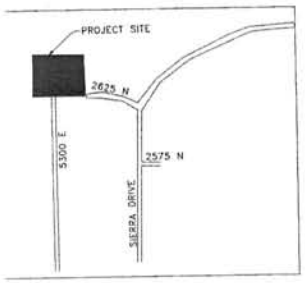
LANCE ROYLANCE SUBDIVISION

A PART OF THE N.E. 1/4 OF SEC. 34, T.7 N., R. 1 E., S.L.B. & M.

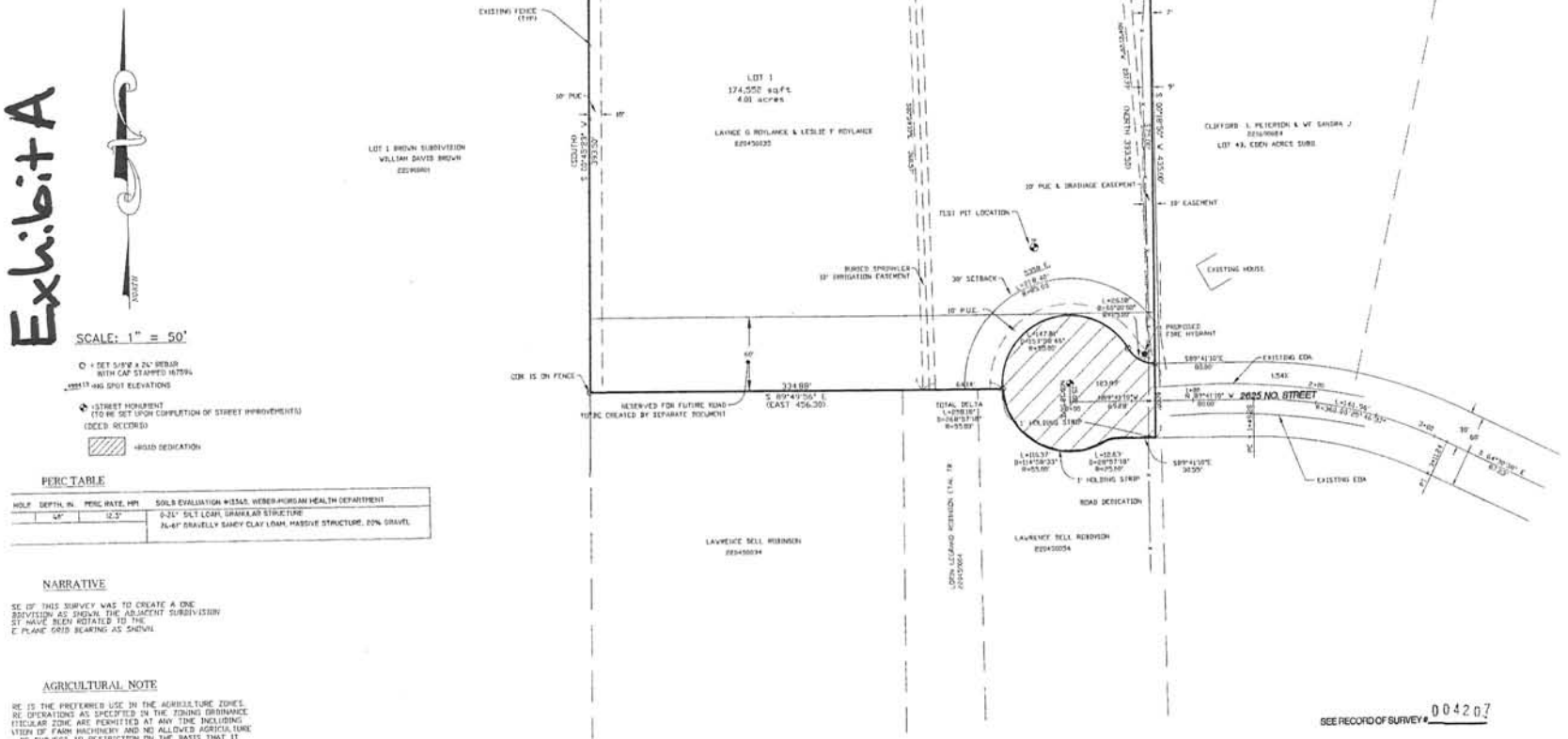
WEBER COUNTY, UTAH

NOVEMBER 2008

Exhibit A



VICINITY MAP



PERC TABLE

HOLE	DEPTH, IN.	PERC RATE, MPI	SOILS EVALUATION #13545, WEBER-MORGAN HEALTH DEPARTMENT
	48"	12.5"	0-24" SILT LOAM, GRANULAR STRUCTURE 24-61" GRAVELLY SANDY CLAY LOAM, MASSIVE STRUCTURE, 20% GRAVEL

NARRATIVE

SE OF THIS SURVEY WAS TO CREATE A ONE
BDIVISION AS SHOWN. THE ADJACENT SUBDIVISION
ST HAVE BEEN ROTATED TO THE
E PLANE GRID BEARING AS SHOWN.

AGRICULTURAL NOTE

RE IS THE PREFERRED USE IN THE AGRICULTURE ZONES.
RE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE
TICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING
TION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE
BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT
S WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS
ON.

SURVEYORS CERTIFICATE

I DALLAS R. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF LANCE ROYLANCE SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.

SIGNED THIS 24TH DAY OF November 2008

P.L.S. # 167594

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT LANCE ROYLANCE SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS HEREON AS PUBLIC UTILITY, IRRIGATION DITCHES, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 7TH DAY OF Jan 2009

LANCE ROYLANCE

LESLIE F. ROYLANCE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) ss

ON THIS 7 DAY OF Jan 2009 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

11-24-2011
COMMISSION EXPIRES

NOTARY PUBLIC

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT BEING NORTH 89°58'05" WEST 39.00 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 89°58'05" WEST 495.99 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF BROWN SUBDIVISION; THENCE SOUTH 00°49'03" WEST 393.59 FEET ALONG THE EAST LINE OF BROWN SUBDIVISION; THENCE SOUTH 89°49'56" EAST 334.88 FEET; THENCE ALONG A 55 FOOT RADIUS CURVE TO THE LEFT 378.37 FEET, (CHORD BEARS SOUTH 61°09'18" EAST 90.76 FEET); THENCE ALONG A 25 FOOT RADIUS CURVE TO THE RIGHT 39.63 FEET (CHORD BEARS NORTH 73°05'51" EAST 35.59 FEET); THENCE SOUTH 89°41'10" EAST 38.55 FEET TO THE WEST LINE OF EDEN ACRES SUBDIVISION; THENCE NORTH 00°09'50" EAST 435.00 FEET ALONG THE WEST LINE OF EDEN ACRES SUBDIVISION TO THE POINT OF BEGINNING.
CONTAINS 4.25 ACRES

SEE RECORD OF SURVEY # 004207

WEBER COUNTY COMMISSION ACCEPTANCE

ED TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION
TS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF
MPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON
BY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF
UNTY, UTAH THIS 13 DAY OF January 2009

ATTEST: WEBER COUNTY COMMISSION

TITLE: Juliana Fuentes, Admin. Assistant C/A

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS 7th DAY OF Jan 2009

SIGNATURE

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS 27 DAY OF January 2009

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 12 DAY OF Jan 2009

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

DATED THIS 9th DAY OF JANUARY 2009

SIGNATURE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 7TH DAY OF January 2009

LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-4086

CLIENT: LANCE ROYLANCE
P.O. BOX 54, HUNTSVILLE, UT. 84317

LOCATION: PART OF NE 1/4 SEC 34, T.7N., R.1E., SL.B&M

SURVEYED: APRIL 2008

REVISIONS:	DRAWN BY: BB
10-28-08	CHECKED BY:
	DATE: 04-28-08
	FILE: 8052

WEBER COUN
ENTRY # 2300163
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WEBER CO
BY Karen C
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Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Valley Lake Estates No. 3 Lot 34 Amended and a request to vacate Lot 34 of Valley Lake Estates No. 3
Agenda Date:	Tuesday, December 04, 2012
Applicant:	Daniel and Chris Hansen
File Number:	UVV 111612 and SUBVAC 2012-12

Property Information

Approximate Address:	6819 East 1100 South
Project Area:	3.21 Acres
Zoning:	Forest Valley 3 (FV-3)
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	20-036-0028 and 20-045-0008
Township, Range, Section:	T6N, R1E, Section 24

Adjacent Land Use

North:	Residential	**South:**	Residential
East:	Residential	**West:**	Residential

Staff Information

Report Presenter:	Sean Wilkinson swilkinson@co.weber.ut.us 801-399-8765
Report Reviewer:	JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12-B (FV-3 Zone)

Background

Valley Lake Estates No. 3 Lot 34 Amended is an amended subdivision which is replacing Lot 34 of Valley Lake Estates No. 3. The owners of Lot 34 are combining the existing lot with adjacent property outside of Valley Lake Estates No. 3 to create a new 3.21 acre lot. The proposed lot meets the area and lot width requirements of the FV-3 Zone and Lot 34 has an existing dwelling with culinary water and a septic system. The primary access remains on 1100 South, but the new lot also has frontage on Via Monaco Drive, which is a private road in The Summit at Ski Lake Development. Permission to use Via Monaco Drive is at the discretion of the Summit at Ski Lake Home Owners Association.

As part of the subdivision amendment process, Lot 34 of Valley Lake Estates No. 3 will be vacated. A recommendation from the Planning Commission to the County Commission is required for this lot vacation to occur. The lot vacation process officially removes from record the existing legal description of the lot that is being replaced by the amended subdivision. This process helps keep the chain of title clear and helps prevent errors created by potential use of the former legal description.

Summary of Planning Commission Considerations

- Does the subdivision meet the applicable Weber County Subdivision and Zoning Ordinance requirements?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater treatment, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Meeting the requirements of applicable review agencies.

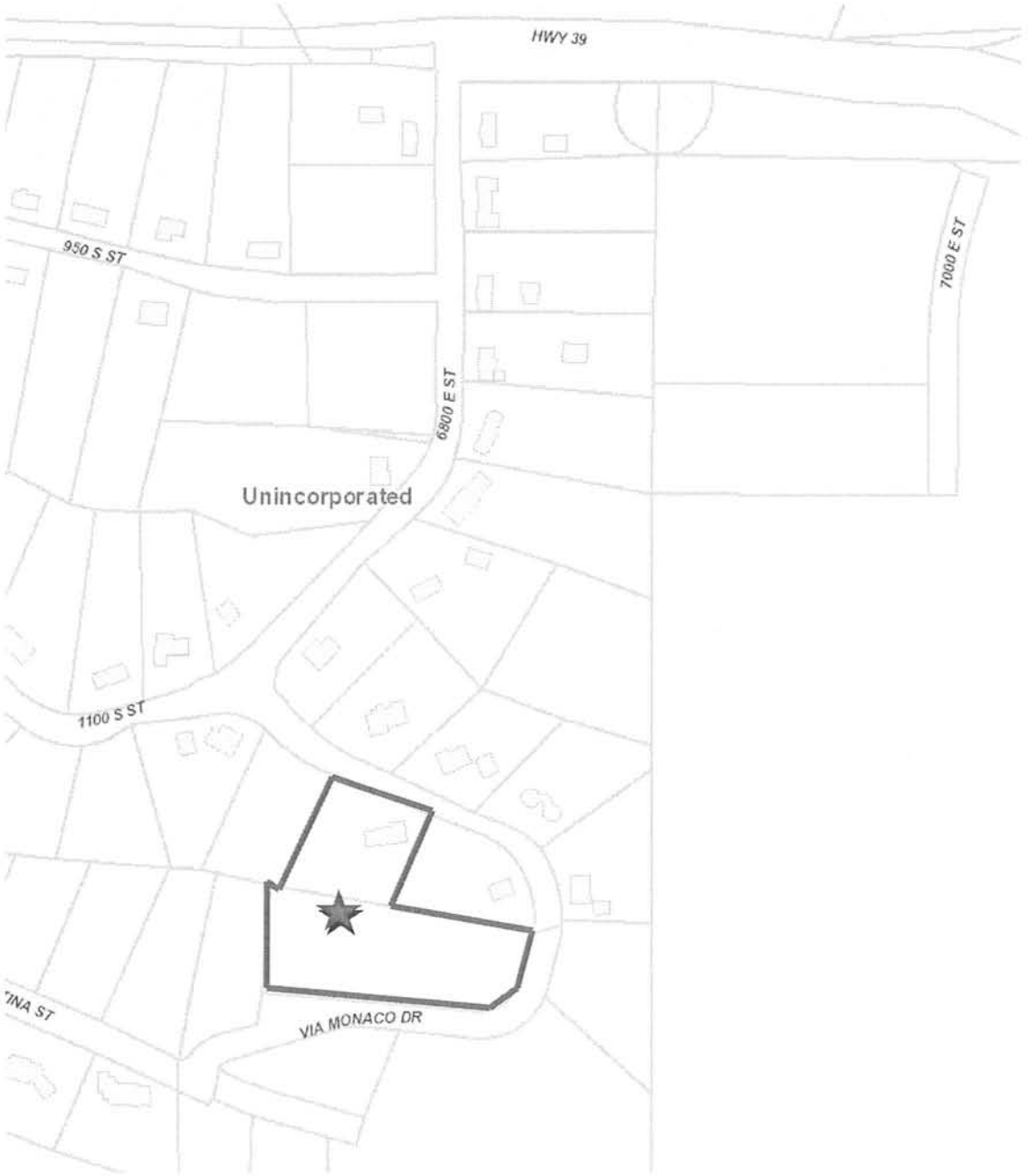
Staff Recommendation

Staff recommends approval of Valley Lake Estates No. 3 Lot 34 Amended, subject to the conditions of approval, based on its compliance with applicable Subdivision and Zoning Ordinance requirements. This recommendation includes vacating Lot 34 of Valley Lake Estates No. 3.

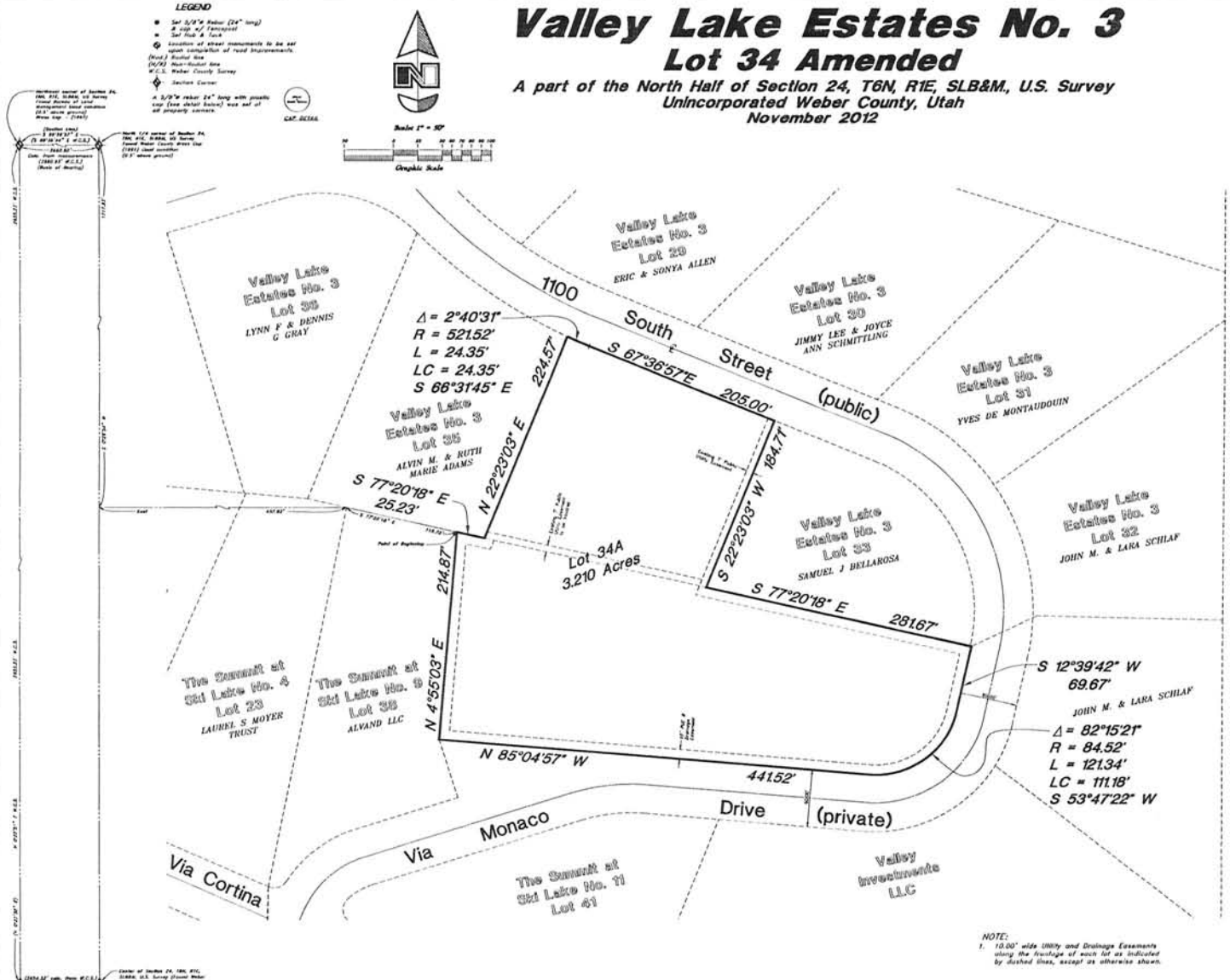
Exhibits

A. Valley Lake Estates No. 3 Lot 34 Amended Subdivision Plat
B. Valley lake Estates No. 3 Subdivision Plat

Location Map



Valley Lake Estates No. 3
Lot 34 Amended
A part of the North Half of Section 24, T6N, R1E, SLB&M., U.S. Survey
Unincorporated Weber County, Utah
November 2012



NOTE:
1. 10.00' wide Utility and Drainage Easements along the frontage of each lot as indicated by dashed lines, except as otherwise shown.

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this plat of Valley Lake Estates No. 3 Lot 34 Amended, a subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.

I also certify that all current lots within Valley Lake Estates No. 3 Lot 34 Amended, a Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this day of , 2012.

166484 Mark E. Babbitt

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on this plat and name this tract Valley Lake Estates No. 3 Lot 34 Amended, a Subdivision and do hereby: dedicate to public thoroughfares, also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public and private utility, storm water detention ponds drainage easements, slope easements and canal maintenance easements, the same to be used for the installation, maintenance and operation of public and private utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by governing authority with no buildings or structures being erected within such easements.

Signed this day of , 2012

~Owner~ Chris M. Hansen

~Owner~ Daniel J. Hansen

~Owner~ Rochelle Pleaster

ACKNOWLEDGMENTS

State of
County of ss

On the day of , 2012, personally appeared before me, Chris M. Hansen who being by me duly sworn did say that she is a signer of the above Owner's Dedication (1) one in number, who duly acknowledged to me she signed it freely and voluntarily and for the purposes there-in mentioned.

Residing at: A Notary Public commissioned in Utah

Commission Expires: Print Name

State of
County of ss

On the day of , 2012, personally appeared before me, Daniel J. Hansen who being by me duly sworn did say that he is a signer of the above Owner's Dedication (1) one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes there-in mentioned.

Residing at: A Notary Public commissioned in Utah

Commission Expires: Print Name

State of
County of ss

On the day of , 2012, personally appeared before me, Rochelle Pleaster who being by me duly sworn did say that he is a signer of the above Owner's Dedication (1) one in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes there-in mentioned.

Residing at: A Notary Public commissioned in Utah

Commission Expires: Print Name

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian.

Beginning at the Northeast corner of The Summit at Ski Lake No. 9, a subdivision in Weber County, Utah, which is South 0°28'54" West 1717.93 feet, East 437.92 feet and South 7°20'18" East 115.72 feet from the North Quarter Corner of said Section 24; running thence South 7°20'18" East 25.23 feet to the Southeast corner of Lot 33 Valley Lake Estates No. 3 Weber County, Utah; thence North 22°23'03" East 224.57 feet along the Easterly line of said Lot 33 to the South line of 1100 South Street; thence Southeasterly along said South line the following two (2) courses: Southeasterly along the arc of a 521.52 foot radius curve to the left 24.35 feet (Long Chord bears S 66°31'45" E 24.35') and South 67°36'57" East 205.00 feet to the Northwest corner of Lot 33 of said Valley Lake Estates No. 3; thence along said Lot 33 for the following two (2) courses: South 22°23'03" West 184.71 feet and South 7°20'18" East 281.67 feet to the boundary line of The Summit at Ski Lake No. 9, Weber County, Utah; thence along said boundary line the following four (4) courses: South 12°39'42" West 69.67 feet, Southeasterly along the arc of a 84.52 foot radius curve to the right a distance of 121.34 feet (Long Chord bears S 53°47'22" W 111.18'), North 85°04'57" West 441.52 feet and North 4°55'03" East 214.87 feet to the point of beginning.

Contains 139,833 sq. ft. / 3.210 acres

Narrative:

At the request of Chris M. Hansen, owner of Valley Lake Estates Lot 34 Amended, we have prepared this subdivision plat vacating (2) two acres to the original Valley Lake Estates Lot 34 for the purpose of complying with Weber County Zoning Ordinances.

Lot 34 of Valley Lake Estates No. 3 has been rotated 0°15'03" onto The Summit at Ski Lake No. 9 basis therefore, the basis of bearing for this plat is N 89°26'34" E between the Brass Caps found at the Northeast corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with the lines and monuments as record in the county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this day of , 2012.

Signature

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this day of , 2012.

Signature

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the day of , 2012.

Chair, Ogden Valley Township Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this day of , 2012.

Signature

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this day of , 2012.

Title

Attest Chair, Weber County Commission

WEBER COUNTY RECORDER

ENTRY NO. FEE PAID

FILED FOR RECORD AND

RECORDED AT

IN BOOK OF OFFICIAL

RECORDS, PAGE RECORDED

FOR

WEBER COUNTY RECORDER

BY:

DEPUTY

GREAT BASIN ENGINEERING NORTH
3746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415

Exhibit A

16 - 24

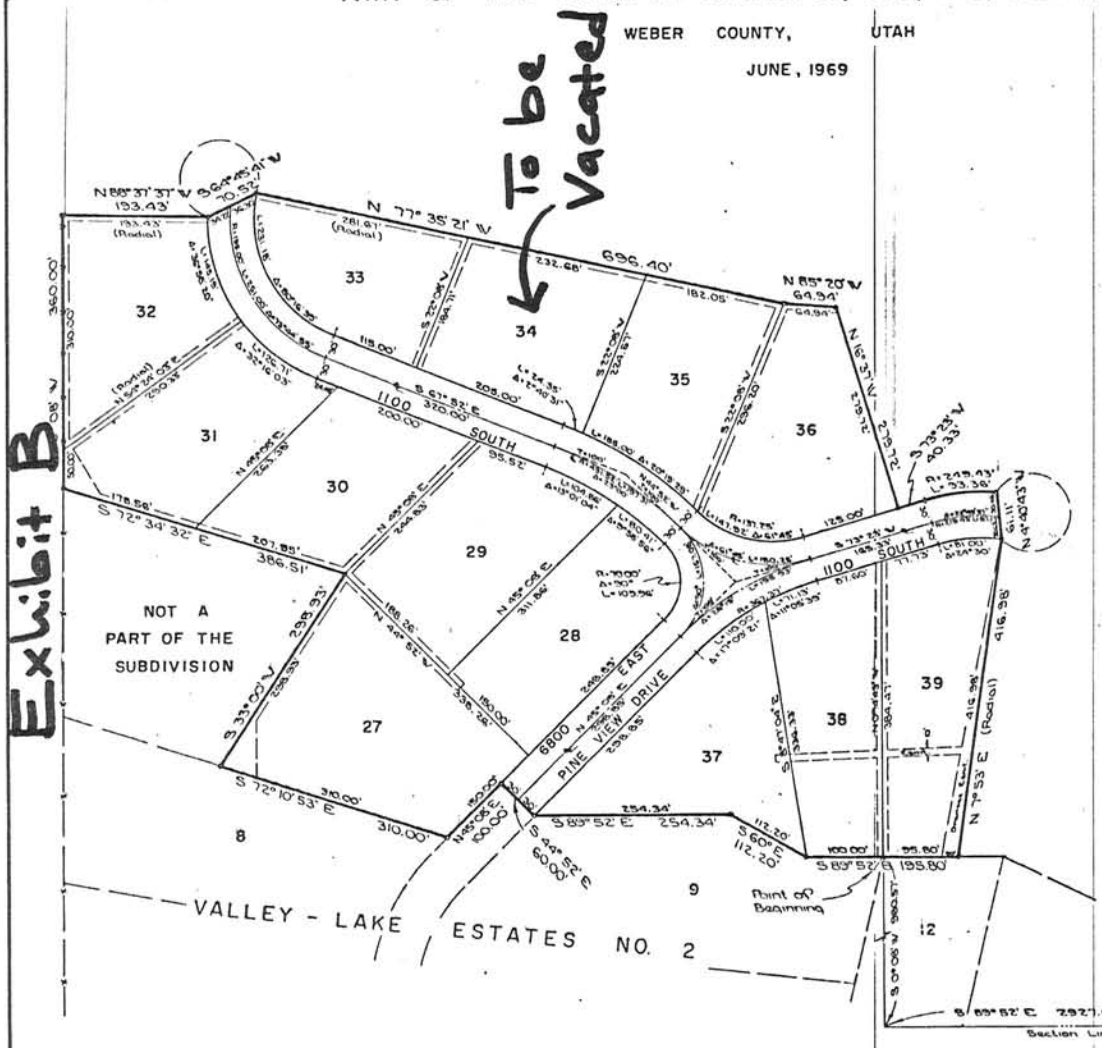
VALLEY-LAKE ESTATES NO. 3

PART OF THE NORTH 1/2 SECTION 24, T6N, R1E, SLB&M, US SURVEY

WEBER COUNTY, UTAH

JUNE, 1969

Exhibit B



Scale 1" = 100'

NOTE: 7' Utility and Drainage Easements each side of Property Line as indicated by dashed lines.

N.W. Corner of Section 24, T6N, R1E, SLB&M, U.S. Survey (County Monument)

BEARING BASE

North line of Section 24, given as N 89° 52' W by County Recorder and Surveyor.

SURVEYOR'S CERTIFICATE

I, Jay R. Anderson, a registered land surveyor in the S
Utah, do hereby certify that this plat of Valley-Lake Esta
in Weber County, Utah has been correctly drawn to
plat scale and is a true and correct representation
following description of lands included in said subdi
based on data compiled from records in the Weba
Recorders Office, and of a survey made on the grou
Signed this 27th day of JUNE, 1969

2430
License No.

Jay R. Anderson
Signature

REGISTERED LAND SURVEYOR — No. 2430 — JAY R. ANDERSON — STATE OF UTAH

OWNER'S DEDICATION

We the undersigned owners of the hereon describe
of land, hereby set apart and subdivide the same in
streets as shown on this plat and name said tract V
Estates No. 3 and hereby dedicate, gran
convey to Weber County, Utah, all those
portions of said tract of land designated as streets, th
to be used as public thoroughfares forever, and also
to Weber County those certain strips as easements fo
utility and drainage purposes as shown hereon, the sa
used for the installation, maintenance, and operation
utility service lines and drainage as may be authori
Weber County.
Signed this 27 day of June, 1969

VALLEY-LAKE CORP.

Boyd A. Read
Pres. Boyd Read

Bruce H. Jones
Vice Pres. Bruce H. J

ACKNOWLEDGEMENT

State of Utah
County of Weber

On the 27 day of June, 1969, personally appeare
me, the undersigned Notary Public, the signers of th
Owners Dedication, 2 in number, who duly acknowledge
they signed it freely and voluntarily and for the purpo
in mentioned.

5/26/73
Commission Expires

Leona Weller
Notary Public

State of Utah
County of Weber

On the 27 day of June, 1969, personally appear
me Boyd Read and Bruce H. Jones, and of lar
sworn acknowledged to me they are President and V
of said Corporation and that they signed the Owners
freely, voluntarily and in behalf of said Corporation
purposes therein mentioned.

5/26/73
Commission Expires

Leona Weller
Notary Public

BOUNDARY DESCRIPTION

A part of the North 1/2 of Section 24, T6N, R1E, SLB&M, U
Beginning at a point S 89° 52' E 2927.06 ft. and S 0° 08'
from the N.W. Corner of said Section 24, said point being
S.E. Corner of Lot 12, Valley-Lake Estates No. 2; running
the Southerly Boundary of said Valley Lake Estates No. 2
six (6) courses: S 89° 52' E 100.00 ft., S 60° E 112.20 ft.,
254.34 ft., S 44° 52' E 60.00 ft., N 45° 08' E 100.00 ft. and
30.00 ft.; thence S 33° 00' W 238.93 ft.; thence S 72° 34'
386.51 ft.; thence S 0° 08' W 360.00 ft.; thence N 88° 37'
133.43 ft.; thence S 64° 45' 41" W 70.52 ft.; thence N 77° 35'
696.40 ft.; thence N 85° 20' W 64.94 ft.; thence N 16° 37'
thence S 73° 23' W 40.33 ft.; thence along the arc of a
radius curve to the right for a length of 93.36 ft.; the
N 4° 40' 43" W 61.11 ft.; thence N 7° 53' E 416.98 ft.; then
S 89° 52' E 95.80 ft. to the Point of Beginning.

COUNTY ATTORNEY

I have examined the propos-
ed plat of Valley Lake Estates No. 3
and in my opinion it conforms
with the County Ordinance
applicable thereto and now in
force and effect.
Signed this 1st day of July,
19 69

County Attorney

COUNTY SURVEYOR

I hereby certify that I have carefully
investigated the lines of survey of the
foregoing plat and legal description of
the land embraced therein, and find
them to be correct and to agree with
the lines and monuments on record in
this office.
Signed this 1st day of JULY, 1969

Fred W. Malan
Signature

COUNTY COMMISSION APPROVAL

This is to certify that this plat and
dedication of this plat were duly approv-
ed and accepted by the County Commissioners
of Weber County, Utah this 1st
day of July, 1969.

Attest _____
Title _____

Chairman

WEBER COUNTY PLANNING COMMISSION

Approved by the Weber County Planning Commission on the 1 day of July, 1969.

Chairman

PREPARED BY:
GREAT BASIN ENGINEERING & SURVEYING INC.
CIVIL ENGINEERS —— LAND SURVEYORS
Ogden, Utah

#523566
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WEBER CO
DEPUTY

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and or action on a request for final approval for the Hubbard Subdivision (1 lot).
Agenda Date:	Tuesday, December 04, 2012
Applicant:	Bart Hubbard
File Number:	UVH103012

Property Information

Approximate Address:	963 N 7800 East, Huntsville
Project Area:	3.22 acres
Zoning:	AV-3
Existing Land Use:	Agricultural
Proposed Land Use:	Residential and Agricultural
Parcel ID:	21-006-0028
Township, Range, Section:	6N 2E Sec 7

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 5B (AV-3 Zone)
- Weber County Zoning Ordinance Chapter 40 (Ogden Valley Pathways)

Background

The applicant is requesting final approval of the Hubbard Subdivision, located at 963 N 7800 East near Huntsville. This one lot subdivision is on 3.22 acres and is located in the AV-3 zone. The AV-3 zone requires a minimum of 3 acres in area and a lot width of 150 feet per dwelling. This lot, after road dedication, exceeds this requirement.

Culinary water is provided by a private well and wastewater treatment is provided by an individual septic tank. A future side path along 7800 East can be placed within the right of way.

Summary of Planning Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?

Conformance to the General Plan

The proposed subdivision meets the requirements of applicable Weber County ordinances and conforms to the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department
- Requirements of the Weber County Surveyors Department

Staff Recommendation

Staff recommends final approval of the Hubbard Subdivision based on its compliance with applicable Weber County Ordinances as explained in this staff report and subject to conditions required by the reviewing agencies.

Exhibits

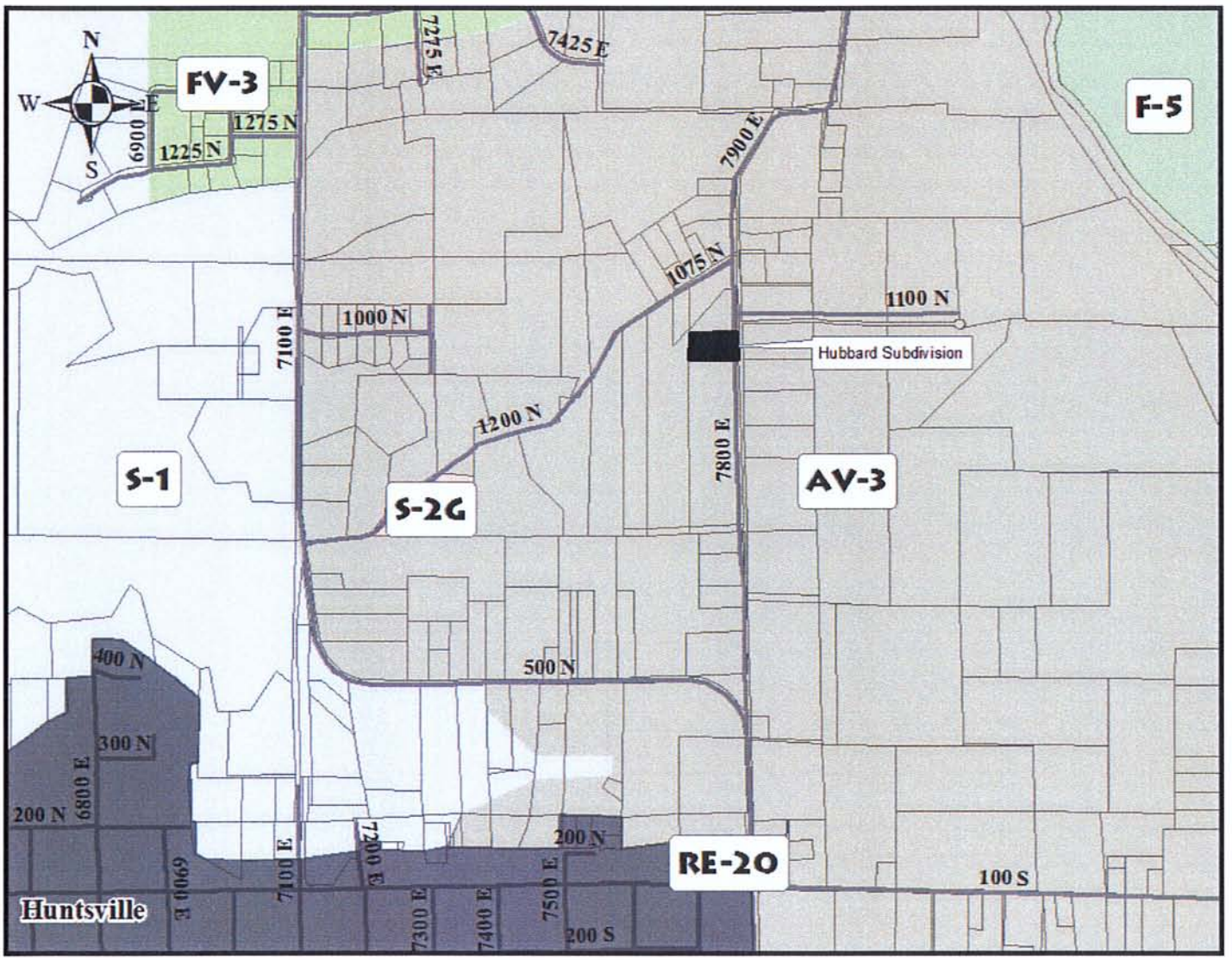
A. Proposed plat for the Hubbard Subdivision

Maps

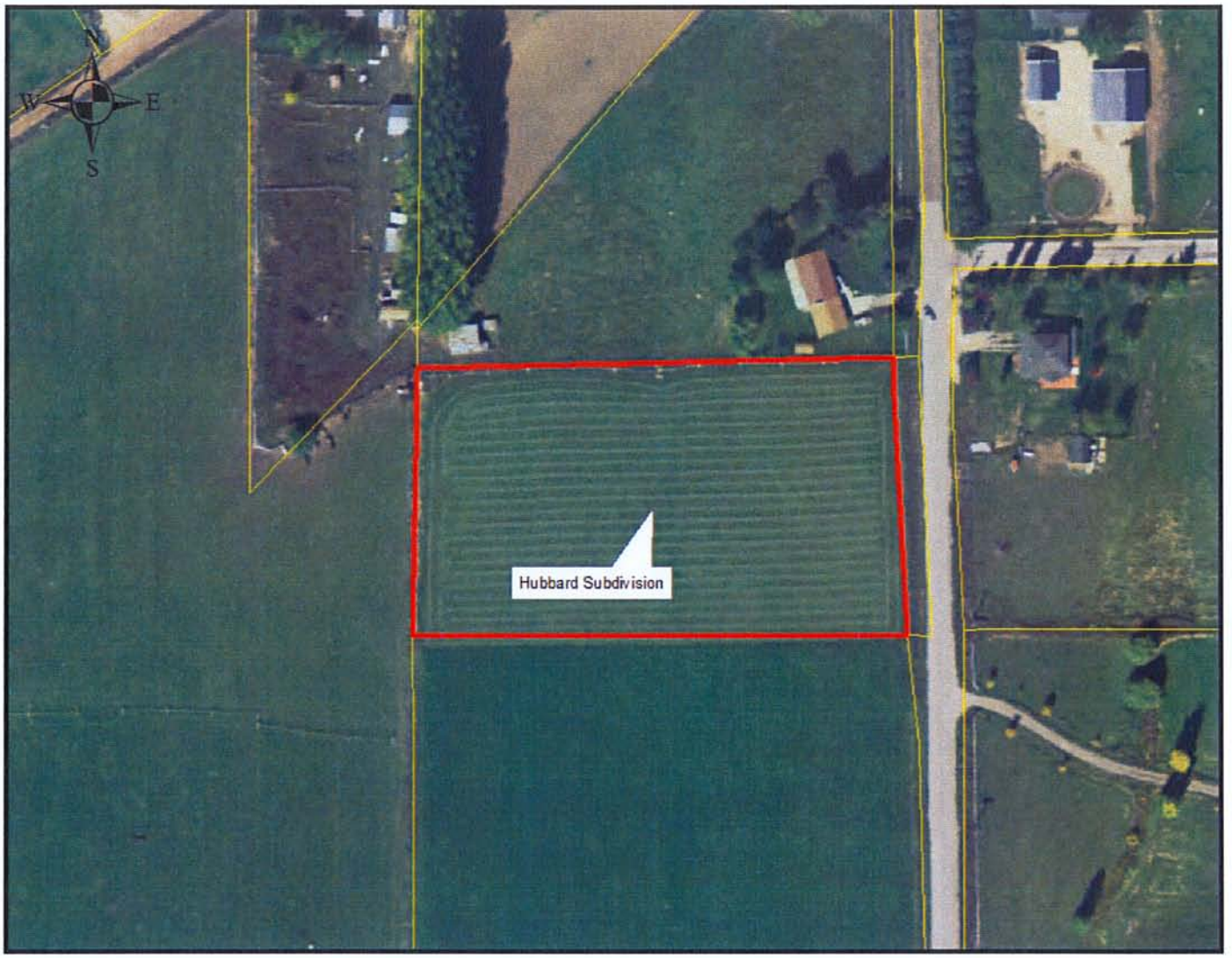
Adjacent Land Use

North: Residence
South: Agriculture
West: Agriculture
East: Residence

Map 1

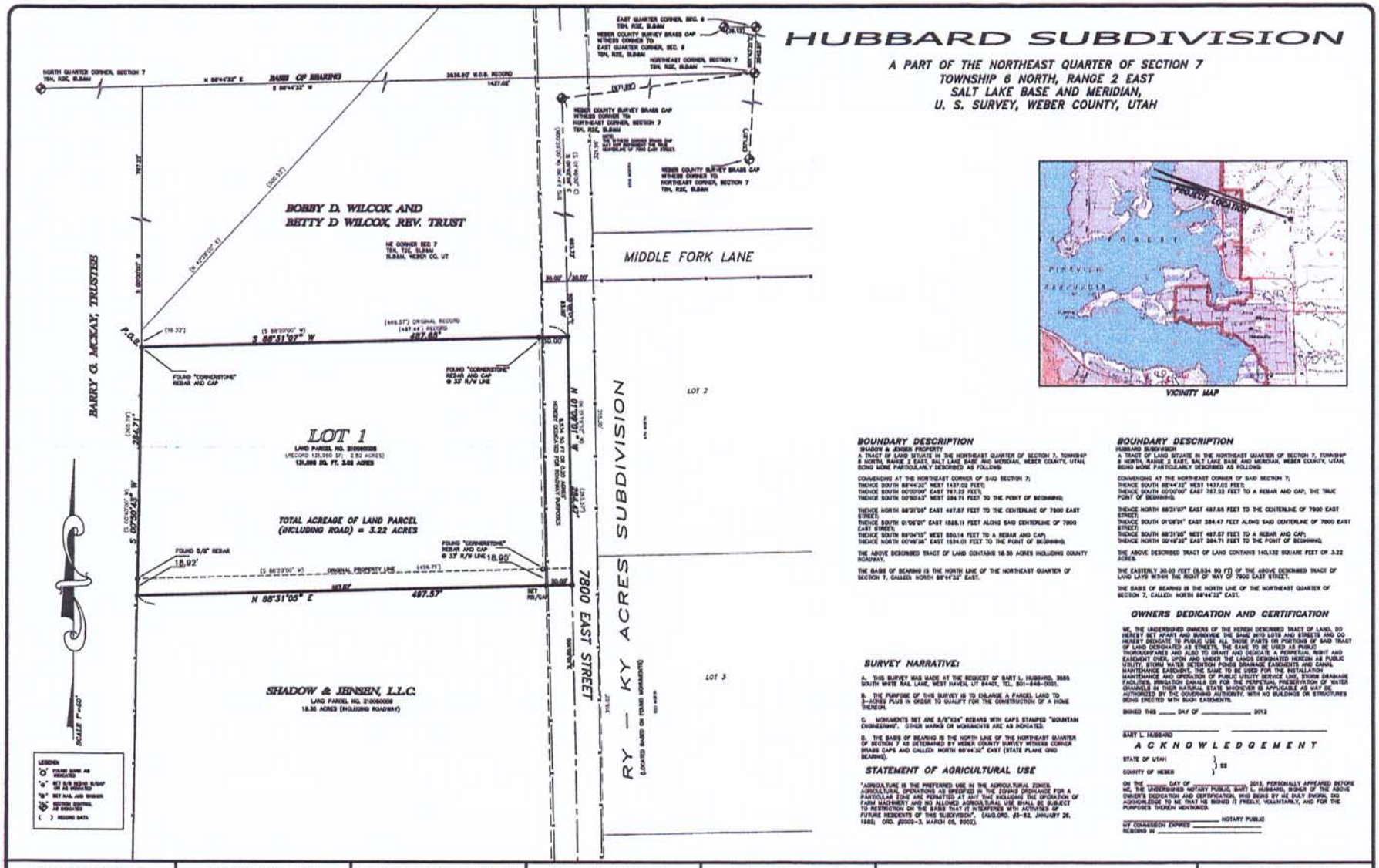


Map 2



HUBBARD SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 6 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
U. S. SURVEY, WEBER COUNTY, UTAH



VICINITY MAP

BOUNDARY DESCRIPTION
SHADOW & JENSEN PROPERTY

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE SOUTH 88°44'32" WEST 1437.02 FEET;
THENCE SOUTH 00°00'00" EAST 787.22 FEET;
THENCE SOUTH 00°30'43" WEST 384.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°31'05" EAST 487.57 FEET TO THE CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 01°08'01" EAST 1588.11 FEET ALONG SAID CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 88°04'15" WEST 850.14 FEET TO A REBAR AND CAP;
THENCE NORTH 00°48'36" EAST 1534.01 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.36 ACRES INCLUDING COUNTY ROADWAY.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, CALLED: NORTH 88°44'32" EAST.

BOUNDARY DESCRIPTION
HUBBARD SUBDIVISION

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE SOUTH 88°44'32" WEST 1437.02 FEET;
THENCE SOUTH 00°00'00" EAST 787.22 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°31'07" EAST 487.69 FEET TO THE CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 01°08'01" EAST 384.47 FEET ALONG SAID CENTERLINE OF 7800 EAST STREET;
THENCE SOUTH 88°31'05" WEST 487.57 FEET TO A REBAR AND CAP;
THENCE NORTH 00°48'36" EAST 384.71 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 140,132 SQUARE FEET OR 3.22 ACRES.

THE EASTERLY 30.00 FEET (5,934 SQ FT) OF THE ABOVE DESCRIBED TRACT OF LAND LAYS WITHIN THE RIGHT OF WAY OF 7800 EAST STREET.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, CALLED: NORTH 88°44'32" EAST.

SURVEY NARRATIVE:
A. THIS SURVEY WAS MADE AT THE REQUEST OF BART L. HUBBARD, 3585 SOUTH WHITE RAIL LANE, WEST HAVEN, UT 84401, TEL. 801-648-0081.

B. THE PURPOSE OF THIS SURVEY IS TO ENLARGE A PARCEL LAND TO 3-ACRES PLUS IN ORDER TO QUALIFY FOR THE CONSTRUCTION OF A HOME THEREON.

C. MONUMENTS SET ARE 5/8"X24" REBARS WITH CAPS STAMPED "MOUNTAIN ENGINEERING". OTHER MARKS OR MONUMENTS ARE AS INDICATED.

D. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7 AS DETERMINED BY WEBER COUNTY SURVEY WITNESS CORNER BRASS CAPS AND CALLED: NORTH 88°44'32" EAST (STATE PLANE GRID BEARING).

STATEMENT OF AGRICULTURAL USE
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION". (AMD.ORD. #9-82, JANUARY 26, 1982; ORD. #2000-3, MARCH 06, 2002).

OWNERS DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2012

_____
BART L. HUBBARD

ACKNOWLEDGEMENT
STATE OF UTAH } ss
COUNTY OF WEBER }

ON THE ____ DAY OF _____, 2012, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BART L. HUBBARD, SIGNER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____
RESIDING IN _____

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

Signed this _____ day of _____, 20__

_____
Signature

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executes this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 20__

_____
Signature

WEBER COUNTY PLANNING COMMISSION
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 20__

_____
Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 20__

_____
Signature

WEBER COUNTY COMMISSION
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20__

_____
Chairman, Weber County Commission

Attest: _____
Title: _____

CERTIFICATE OF SURVEYOR
I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 187461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO ONE LOT KNOWN HEREAFTER AS:

HUBBARD SUBDIVISION

AND THAT THE BASE HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN FOUND OR SET AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS ____ DAY OF _____, 20__

WILLIAM L. HOLYOAK, PE & PLS
UTAH LAND SURVEYOR REGISTRATION NO. 187461

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS,
PAGE _____
RECORDED FOR:

_____
WEBER COUNTY RECORDER

BY: _____ DEPUTY.

MOUNTAIN ENGINEERING
P. O. BOX 309
MORGAN, UTAH 84050
TEL (801) 876-3978 FAX 876-3979

DATE	BY	REVISIONS COMMENTS

LICENSED LAND SURVEYOR
187461
WILLIAM L. HOLYOAK
STATE OF UTAH

DESIGNED BY: JEM
DRAWN BY: WLH
CHECKED BY: WLH
DATE: JULY 2012

HUBBARD SUBDIVISION
FINAL PLAT
A PART OF THE NE1/4 SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

PREPARED FOR: BART L. HUBBARD, 3585 SOUTH WHITE RAIL LANE, WEST HAVEN, UT 84401, TEL 801-648-0081

DRAWING NO. MC 12- 57
SHEET 1 OF 1
FILENAME=HUBBARD.DWG

JOB NO. MC 12- 57

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

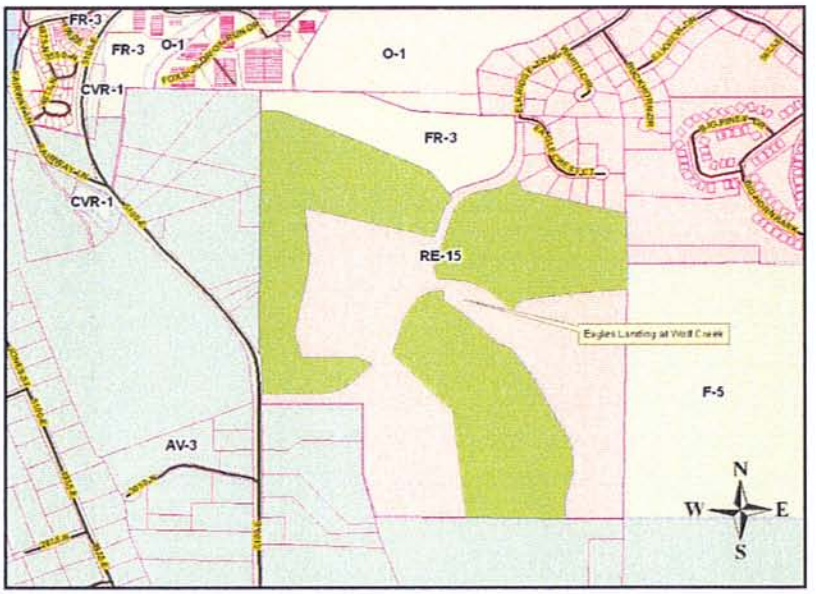
Application Information

Application Request: Consideration and action on a request for a new Zoning Development Agreement (Contract 2006-62)
Agenda Date: Tuesday, December 04, 2012
Applicant: John Lewis
File Number: Zoning Petition 2012-01

Land Information

Approximate Address: 3100 N Wolf Creek Drive
Project Area: Wolf Creek
Zoning: Residential RE-15, Forest Residential FR-3, and Open Space O-1
Existing Land Use: Vacant
Proposed Land Use: Single Family Dwellings, and Golf Course
Parcel Identification Number: 22-021-0127
Township, Range,: 7N 1E

Eagles Landing at Wolf Creek



Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767
Report Reviewer: SW

Adjacent Land Use

North: n/a
South: n/a
East: n/a
West: n/a

Applicable Ordinances

- Chapter 35 Petitioner Requirements – Rezoning Procedures –Development Agreement

Background

When the zoning changed in the Ogden Valley in 1998 from 1-acre to 3-acre zoning, a lawsuit was filed by a property owner who owned two large tracks of land. One parcel is located in Nordic Valley and the other parcel is in Wolf Creek. The property in Wolf Creek is the only remaining parcel from the lawsuit. As part of a settlement to solve any potential litigation, the County, through a Consent Agreement allowed one dwelling per one and one-half acres. This Consent Agreement between the County and property owner was entered into in 2002, and was to run for 10 years. In 2006 the property in Wolf Creek was rezoned to Forest Residential FR-3, Residential Estates RE-15, and Open Space O-1, and was incorporated into the Wolf Creek Resort Master Plan. As part of the rezoning the density was based on the consent agreement. The area that is zoned Forest Residential FR-3 is known as the Town Home site and the rest of the project is known as Eagles Landing. The property owners are requesting a new Zoning Development Agreement to match the consent agreement.

When the rezoning was approved by the County, a Zoning Development Agreement was also approved giving Wolf Creek and the property owner 2 years to start the project and 5 years to finish the project. In 2009 the County Commission granted a 5 year time extension to the Consent Agreement, which extended the agreement to February 2017. (The Consent Agreement expires in 2012. The 5 year extension was from 2012 to 2017).

Even though the development is part of Wolf Creek, the reason for the Zoning Development Agreement is because of the Consent Agreement. The Consent Agreement is for a specific time and for a specific density. The density granted is because of the special consideration given and will go away once the Consent Agreement goes away, unless the project is completed while the Consent Agreement is still in effect.

At the rezone hearing it was shown and represented that the Open Space O-1 would be sold to Wolf Creek and Wolf Creek would build another 9 holes of golf. The golf course parcels were subdivided and deeded to Wolf Creek. With the bankruptcy of Wolf Creek these parcels have now been bought back by the developer of Eagles Landing. The current owners of Wolf Creek and Eagles Landing have no desire to build any additional golf courses, but potential buyers of Eagles Landing and the Town Home site could buy into these projects expecting a golf course since that was represented at the time of the rezoning.

Staff agrees that the Zoning Development Agreement should match the Consent Agreement, however prior to a new zoning development agreement being approved; the Planning Commission should review and approve a revised open space plan. Staff has met with the applicants concerning the open space. The parcels that were deeded for the future golf course will remain open and left natural. The applicants would still like to see the golf course built. The applicants in a letter have addressed the concerns regarding the open space.

Summary of Planning Commission Considerations

Are there any concerns with the Zoning Development Agreement matching the time granted in the Consent Agreement?

Conformance to the General Plan

The proposal conforms to the Consent Agreement granted to the developer by the County Commission

Conditions of Approval

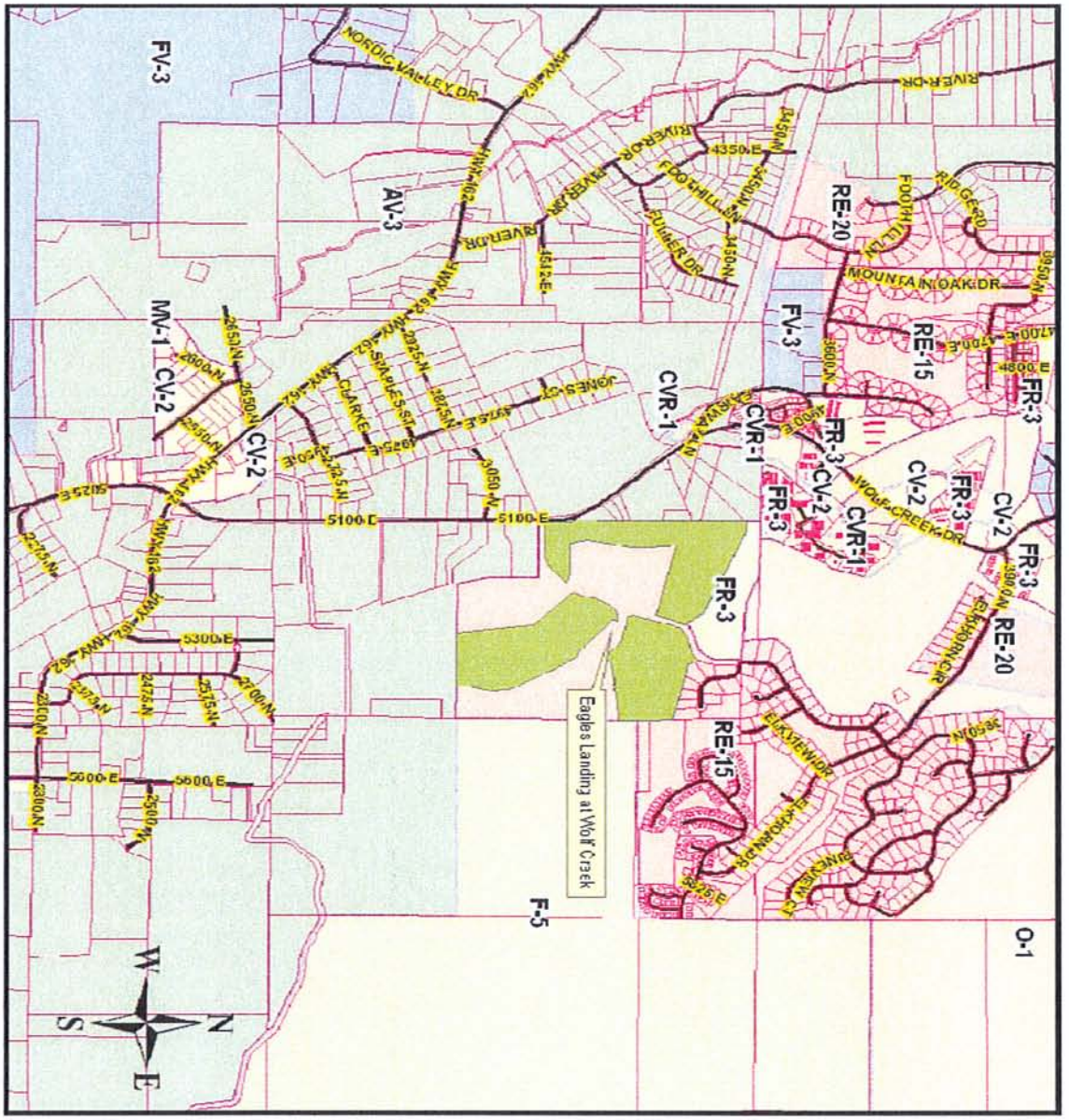
The Zoning Development and the Consent Agreement will expire in February 2017.

Recommendation

Staff has no concern with the zoning development agreement being extended to match the consent agreement. The Ogden Valley Planning Commission needs to make a recommendation to the County Commission on the extension of the zoning development agreement and approval of the revised open space plan.

Exhibits

Exhibit A: Location Map
Exhibit B: Applicant's request letter
Exhibit C: Open Space Commitment letter


FV-3
AV-3
MV-1
CV-2
CVR-1
FR-3
RE-20
RE-15
F-5
O-1
Eagles Landing at Wolf Creek
NORDIC VALLEY DR
RIVER DR
FOOTHILL LN
MOUNTAIN OAK DR
WOLF CREEK DR
ELKHORN CIR
ELKVIEW DR
JONES ST
CLARKE
SPARLES ST
5100 E
5300 E
5600 E
4350 E
4800 E
N
S
E
W

November 16, 2012

Jim Gentry

Weber County Planning Department

2380 Washington Blvd.

Ogden, UT 84401-3313

RE: Ready to get Eagles Landing and Wolf Creek Townhomes Parcel back on track and properly aligned with the 2017 consent agreement.

Jim, as per our conversation, I am re-applying to have the zoning development agreement amended – Contract C2011-117, between Howard Schmidt, Capon Capital (previous Wolf Creek) and Weber County. As you know, we spent the better part of the 2012 Summer trying to get the county (It's Lawyers) and Howard Schmidt to agree on the terms regarding the parts in the amended agreement that pertain to "the petitioner asking the county to rezone back to open space if he fails to complete the improvements in time". I know he didn't want to sign that part of the amended agreement without talking first to the Weber County attorneys – and he tells me that he has tried to get that meeting since 2011. He probably should of just signed the extension when he had the chance and now I've been caught in the middle.

I'd also like to emphasis that along with Howard's homes and roads that he has already started and finished, we are on track to continue to develop the entire parcel as per the original plan – golf course included.

We both appreciate the fact that the consent agreement has been signed and extended to 2017, we simply want to sign the extension for the zoning development and bring that to the same 2017 date as well. Thank you for your patience and let us both know what to do next.

Sincerely,

John Lewis

Capon Capital

Howard Schmidt

Eagles Landing and Eden Valley Development.

November 27, 2012

Dear Mr. Gentry and Members of the Ogden Valley Planning Commission,

RE: Open Space Commitment Letter

As Developers of Eagles Landing and the adjacent town home parcel, it has come to our attention that Weber County staff has concerns about our open space. As part of our desire to extend the current development agreement, we feel that now is a good time to address our intentions regarding our open space.

The current financial reality is that the feasibility of a golf course within our open space is not appropriate at this time. However, in the future, it is still our desire and vision to work with the county, our homeowners and futures owners of Wolf Creek Golf Course, to proceed with the plans to build an additional 9 holes. For now however, it is our full intention and commitment to maintain this open space in the natural state that currently exists.

Until such time as a golf course is practical, the HOAs will take responsibility for the maintenance of these open space parcels as part of their internal CCR's.

Howard J. Schmidt

Eden Valley development LLC

John L. Lewis

Capon Capital LLC

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a public utility substation (cellular site).
Agenda Date:	Tuesday, December 04, 2012
Applicant:	Nefi Garcia, agent for TAIC, David Hardman, Ogden Weber Chamber of Commerce, owner.
File Number:	CUP 2011-06

Property Information

Approximate Address:	Approximately 95 Ogden Canyon Road
Project Area:	11.37 Acres
Zoning:	Forest Residential 1 Zone (FR-1)
Existing Land Use:	Vacant/Trailhead
Proposed Land Use:	Public Utility Substation
Parcel ID:	13-075-0006
Township, Range, Section:	T6N, R1W, Section 24

Adjacent Land Use

North:	Residential/River	**South:**	Forest/Vacant
East:	Forest/Vacant	**West:**	Forest/Vacant

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 12 (FR-1 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Zoning Ordinance Chapter 26 (Public Buildings and Public Utility Substations and Structures)
- Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)
- Zoning Ordinance Chapter 18-C (Ogden Valley Architectural, Landscape and Screening Standards)
- Zoning Ordinance Chapter 43 (Ogden Valley Sensitive Lands Overlay Districts)

Background

The applicant is requesting approval of a conditional use permit for a public utility substation (cellular site). The FR-1 Zone allows a "public utility substation" as a conditional use. This site is the fifth, and center, of a series of cell sites that have recently been constructed in the Ogden Canyon, and is located on an 11.37 acre property owned by the Ogden Weber Chamber of Commerce. The Ogden Valley Planning Commission reviewed a similar plan on this property on February 28, 2012. Due to concerns about the historic remains of a kiln on the site, a new location has been proposed. A letter from the environmental engineering firm reviewing the site is attached as exhibit A. On September 25, 2012 the Planning Commission reviewed a proposal at the new location, and tabled a decision due to aesthetic concerns.

The applicant and staff have discussed different ideas which would allow the necessary equipment of the utility, yet be more harmonious with the historical nature of the property. Recognizing these sensitivities, the applicant is proposing plans as exhibit B, which are intended to reflect the history of the location.

The revised site still consists of a 50 foot by 23 foot leased area, but will be surrounded by a 6 foot (South) to 12 foot (North) tall decorative brick wall. The wall will be made of antique brick with a concrete cap on top. An 8 foot tall wrought iron gate will allow access into the site and will be located on the east side away from the highway. Two false windows will be attached to the wall to replicate a building, and a 5 foot by 9 foot recessed concrete area will be left in the wall, where a

sign could be placed. The top of the wall will look like the roofline of a building, and will be high enough to screen the shelter within.

Just as before, a 26 foot by 12 foot by 10.5 foot tall equipment shelter will house the mechanical equipment for the site, and will be connected to a 50 foot tall mono-pole cellular tower. The pole diameter and specifications again have not been shown in the plans. Affixed to the pole will be an array of 4 antenna panels (8 foot) at a height of 45 feet. There are no lights associated with this cellular site. Access to the site will be adjacent to the parking lot drive.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed public utility substation meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

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

2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have not been met in the following ways:

1. The site will be highly visible, being locating adjacent to Highway 39. Although the public utility substation site does not emanate the typical negative impacts of noise, dust, vibration, etc. the site is located on historically sensitive property and along a scenic byway. Sensitivity to the visual impacts of this site along the Highway and next to a prominent trailhead has not been demonstrated. As historic ruins exist on this property, further study of the proposed location will need to occur.

2. In review of the plans submitted, nothing addresses the details of the building and tower other than a note stating: "pre-fab equipment shelter with HVAC units and ventilation hoods", and "See tower manufacturer shop drawings for design and specifications". Detailed plans showing materials, colors, and dimensions are required to be submitted as per Chapter 18C. Experience with other proposed sites have raised concerns regarding diameter, mass, height, color, and texture of the tower. Such pre-fab shelters raise concerns regarding height, material/ texture, and color. There are also concerns regarding exposed metal ventilation hoods, HVAC units, door colors, decals and warning stickers. Although some items are needed for safety, some screening or visual mitigation is recommended.

   The proposed brick wall should screen many of these items from the highway and view. The plans show a 4-gang meter bank to be installed on the outside of the wall on the west side of the site. This meter panel will need to be painted to a color matching the wall, as a plain metal electrical panel at this location will be visible from the entrance from the highway. Staff suggests that all exposed metal equipment panels, doors, HVAC units, and ventilation hoods be painted to match the color of the adjacent building or wall.

3. This site is proposed to be adjacent to the 12 foot wide accesses to the restored kiln and trailhead parking area. Staff has concerns about this close proximity and suggests that some spacing be required from the brick wall to the gravel drive. This is complicated by a nearby power pole and guy wire. Staff suggests that the owners work with Rocky Mountain Power to align this drive as close as safely permissible, thus allowing some additional buffer area between the brick wall and traffic.

4. A landscaping plan for this site has not been proposed. As there is natural vegetation that will be removed at this site, staff suggests that landscaping should be used if needed to restore areas disturbed during construction. As soils and drainage may be sensitive staff suggests that native trees, shrubs, and grasses should be used to transition the site to the natural state of the property.

5. Towers such as this are required to be setback from overhead power lines a distance of the height of the tower plus 5 feet (Chapter 23-12). With a setback from the nearest overhead power line of 55 feet and tower height of 50 feet this site appears to meet this requirement.

6. Staff has discussed whether the tower's pole should be a regular mono-pole as currently proposed or if a mono-pine, similar to the one previously proposed, should be used in this location. One aesthetic concern to this alternative proposal is that the simulated tree would appear to be growing from within the brick building. However, the mono-pine option may help conceal and screen the antenna and equipment. Staff suggests that the Planning Commission consider all options and determine what should be done.

Conformance to the General Plan

As a conditional use, this operation is allowed in the FR-1 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this proposal will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division
    - All requirements of the Utah State Historical Preservation Officer (SHPO)
    - A review of the SHPO letter by staff prior to the issuance of this permit
    - That this location be co-locatable for other cellular providers
    - That all doors vents and equipment be painted to match the colors of adjacent buildings or walls
    - Equipment, signage, decals, and warning stickers be screened from public view
    - A landscaping plan be implemented using native vegetation in screening this site

Staff Recommendation

Staff recommends approval of this conditional use application, subject to the conditions of approval and staff suggestions in the staff report.

Exhibits

A. Environmental Engineer NEPA letter
B. Site Plans

Map 1

TETRA TECH

September 13, 2012

Candi Miller, Real Estate Specialist
Verizon Wireless
9656 South Prosperity Road
West Jordan, UT 84081

Subject: Verizon Wireless
SAL Peery Camp
85-foot Stealth Tower
Ogden Canyon Highway, Ogden, Weber County, Utah

Dear Ms. Miller:

Tetra Tech, Inc. (Tetra Tech) accepted an order on December 20, 2011 to complete a National Environmental Policy Act (NEPA) review on behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) for the proposed SAL Peery Camp 85-foot stealth "monopine" monopole telecommunications tower site located on Ogden Canyon Road near Ogden, Utah (the Project) on property owned by the Ogden Chamber of Commerce.

As part of this review, Tetra Tech contracted with Sagebrush Consultants, LLC (Sagebrush) to complete a cultural resources survey of the Project site to identify any archaeological, cultural or historic sites or properties that may be affected by the Project. Sagebrush is an experienced cultural resources service provider permitted to do work in the state of Utah.

In April 2012, Sagebrush completed an intensive cultural resources inventory of the Project area, and one cultural resource site was recorded during this inventory. The site consists of two historic lime kilns with associated roads and quarry areas. The remains of the two kilns were observed built into the southern canyon walls with a level platform above likely used to load limestone into the kilns. It is this level area where Verizon Wireless proposed to construct a telecommunications tower. The site also includes quarry areas to the south and southwest of the kilns and loading platform, a level area below the kilns likely used to unload the finished lime product into wagons, and a road leading from the current Ogden Canyon Highway to the loading platform and quarry areas.

Sagebrush recommended that the kiln site is eligible for listing on the National Register of Historic Places (NRHP) under Criterion A, B, C and D due to the site's unusual example of the entire process of lime production activity, association with significant historical persons, quality of the remaining structures, and potential to yield additional valuable information related to the history of the region. Based on the findings of the cultural resources inventory of the SAL Peery Camp site, Sagebrush recommended that the Project would result in an adverse effect to historic properties due to direct effects (damage and/or destruction) on the kiln site that would result from construction of the Project.

Only the State Historic Preservation Office (SHPO) can make the final determination regarding eligibility and effects. In a telephone conversation with Lori Hunsaker, Deputy SHPO for the Utah State Historical Society, Tetra Tech discussed the proposed Project and findings of the cultural resources inventory. Ms. Hunsaker indicated that based on the information provided over the phone, she believed that the site

TETRA TECH EM Inc.
2001 Killebrew Drive, Suite 141, Bloomington, MN 55425
Tel 612-643-2200 Fax 612-643-2201 www.tetratech.com

would be considered eligible for listing on the NRHP and that the Project as proposed would result in an adverse effect to the eligible site. Ms. Hunsaker advised that per the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* (FCC 04-222), in order to proceed with the Project, Verizon Wireless would need to prepare a mitigation plan in coordination with the SHPO and enter into a Memorandum of Agreement (MOA) regarding adverse effects to historic properties. Ms. Hunsaker was not able to discuss potential mitigative options or MOA terms without a more thorough review of the Project and cultural resources inventory report. It should also be noted that there is a possibility that a mitigation plan acceptable to both parties may not be found.

The finding of adverse effect would also require the completion of an Environmental Assessment (EA), which is a more thorough evaluation of NEPA review items than the Categorical Exclusion review that would be required if the Project did not result in an adverse effect to historic properties. The purpose of the EA is to evaluate the potential environmental impact of a Project and must include an evaluation of alternatives considered and demonstrate that the selected alternative results in the smallest environmental impact or is the only viable alternative.

In response to these findings and as part of the evaluation of alternatives that would be required in the EA, Verizon Wireless is pursuing an alternative location for the proposed tower on the Ogden Chamber of Commerce property. The alternative location is located to the east of the initially proposed location near the parking lot for the trailhead. Sagebrush has indicated that this location would result in no adverse effect to historic properties.

It is our pleasure to assist Verizon Wireless with this project, if you have any questions regarding historic properties or the ongoing NEPA review for this project, please feel free to contact me.

Sincerely,

Kathy Bellrichard
Environmental Scientist
kathy.bellrichard@tetratech.com
612-643-2233

verizonwireless

SAL - PEERY CAMP

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
SOUTHWEST QUARTER OF SECTION 24, T6N, R1W
OGDEN CANYON ROAD
OGDEN, UTAH 84401

LATITUDE AND LONGITUDE:
N 41°14'23.95", W 111°54'16.16"

ZONING JURISDICTION:
WEBER COUNTY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT LOCATED INSIDE A 11'-6" X 26' PREFABRICATED EQUIPMENT SHELTER

TYPE OF CONSTRUCTION:
PRE-FAB SHELTER, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

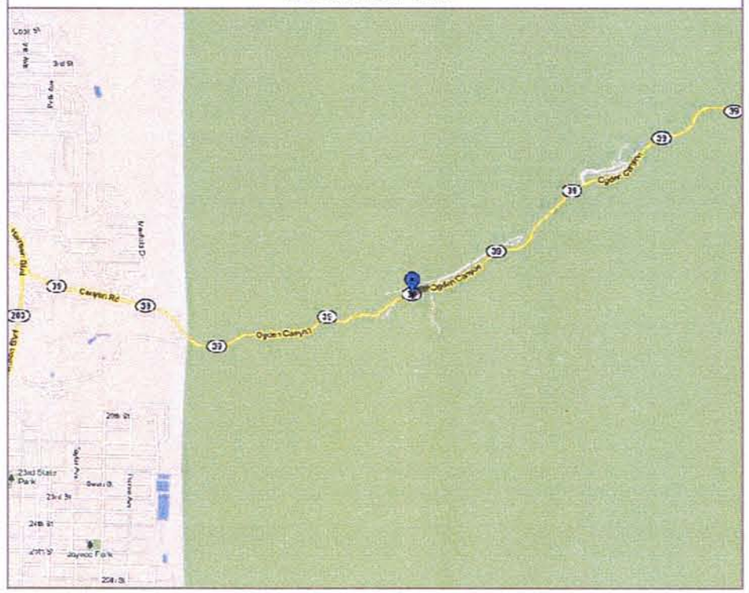
POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070

TELEPHONE COMPANY:
CENTURY LINK, 1-800-244-1111

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES
9847 SOUTH 500 WEST
SANDY, UTAH 84070
CONTACT: NEFI GARCIA
PHONE: 801-463-1020

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

TAKE I-15 NORTH TO 12TH STREET EXIT IN OGDEN (APPROX 40 MILES). TURN EAST ON 12TH AND FOLLOW ROAD EAST TOWARD THE MOUNTAIN. CONTINUE UP THE CANYON APPROX 1 MILE. SITE IS ON THE RIGHT SIDE JUST WEST OF THE KILN AND TRAIL HEAD.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:	
VERIZON WIRELESS RF ENGINEER:	
TAIC SITE ACQUISITION:	
TAIC CONSTRUCTION MANAGER:	
SITE OWNER:	

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	7	10.09.2012
SURV	SITE SURVEY	3	10.09.2012
C100	OVERALL SITE PLAN	7	10.09.2012
C101	ENLARGED SITE PLAN	7	10.09.2012
C200	SOUTHEASTERLY SITE ELEVATION	7	10.09.2012
C201	SOUTH AND WEST SITE ELEVATIONS	7	10.09.2012

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG

verizon wireless
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5930 PRIESTLY DRIVE
CARLSBAD, CALIFORNIA 92008

DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
7	10.09.2012	REVISIONS PER CNTY
6	08.27.2012	MOVED LEASE AREA
5	01.18.2012	REVISIONS PER CITY
4	01.11.2012	REVISIONS PER CITY
3	12.09.2011	REVISIONS PER CITY
2	10.25.2011	FAA UPDATE
1	09.15.2011	MOVED LEASE AREA
0	08.24.2011	ZONING DRAWINGS

SAL – PEERY CAMP
SW SEC 24, T6N, R1W
OGDEN CANYON HWY
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

FOUND WEST ¼ CORNER SECTION 24
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

BASIS OF BEARING
S89° 47' 00"E 1275.51' (M) 1277.76' (R)

FOUND NORTHWEST CORNER
OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

23 24

S00° 33' 00"E 1306.14' (CALC.)
455.05'
(EASEMENT TIE)

(E) BRIDGE OVER RIVER

(E) METAL REFLECTOR POST (TYP.)

(E) OGDEN CANYON PIPELINE ALUM CAP.

(E) MAIL BOX STRUCTURE

(E) POWER POLE

APPROXIMATE 66' RIGHT-OF-WAY

33'

33'

(E) ROAD SIGN (TYP.)

(E) GUY WIRE

(E) COLDWATER TRAIL SIGN

(E) EASEMENT, TRAIL RIGHT-OF-WAY
BOOK 1631 PAGE 1609

OGDEN CANYON HIGHWAY
HIGHWAY 39

(E) 18" PIPELINE NORTH TO RIVER

(E) BARRICADE RAIL

(E) WHITE STRIPE PAINT

EAST 316.57'
(EASEMENT TIE)

P.O.B. OF A VZW 12' WIDE
ACCESS EASEMENT

P.O.B. OF A VZW 23' X 50'
LEASE AREA, NOTHING SET

(E) INDIAN TRAIL SIGN

(E) GRAVEL ROAD

4620
4630
4650
4655
4670
4675
4625

PARCEL INFORMATION:
NO. 13-075-0006
OGDEN CHAMBER OF
COMMERCE

EASEMENT RIGHT-OF-WAY:
BOY SCOUTS OF AMERICA
BOOK 525 PAGE 146

PARCEL INFORMATION:
NO. 13-075-0007
BOY SCOUTS OF AMERICA

CALCULATED SOUTHWEST CORNER
OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

CERTIFICATE OF SURVEY:
I, RICHARD W. MILLER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 155641, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON.

VERIZON WIRELESS LEASE SITE DESCRIPTION:
BEGINNING AT A POINT WHICH LIES 455.05 FEET SOUTH 00°33'00" EAST AND 316.57 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 26°15'00" WEST 23.00 FEET; THENCE NORTH 63°45'00" EAST 50.00 FEET; THENCE SOUTH 26°15'00" EAST 23.00 FEET; THENCE SOUTH 63°45'00" WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1150 SQ. FT. OR 0.026 ACRES, MORE OR LESS, AS DESCRIBED.

VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:
A 12 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH LIES 430.28 FEET SOUTH 00°33'00" EAST AND 367.04 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 26°15'00" WEST 31.20 FEET; THENCE SOUTH 63°45'00" WEST 78.36 FEET; THENCE NORTH 46°46'48" WEST 26.03 FEET; THENCE NORTH 18°23'36" WEST 31.15 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 39 AND TERMINATING.

CONTAINS: 2000 SQ. FT. OR 0.045 ACRES, MORE OR LESS, AS DESCRIBED.

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED DISTANCE.
(R) = RECORDED DISTANCE.

(3) TITLE REPORT ITEM #14 IS A ROCKY MOUNTAIN BELL TELEPHONE COMPANY EASEMENT THROUGH THE SOUTHWEST QUARTER OF SECTION 24, HOWEVER NO SPECIFIC DESCRIPTION FOR THIS EASEMENT IS DESCRIBED.

INFORMATION FOR THE CENTER OF THE PROPOSED SITE

STATE PLANE COORDINATES – NAD 83 (FT)
NORTHING=3611418.27, EASTING=1529178.33

GEODETIC COORDINATES – NAD 83
LATITUDE = N 41°14'23.85"
LONGITUDE = W 111°54'16.16"

GROUND ELEVATION – NAVD88
4623.02' A.M.S.L.

STATE OF UTAH, NORTH ZONE

verizon wireless
VERIZON WIRELESS
9505 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

NORTHWEST REGIONAL OFFICE
4800 SW MEADOWS ROAD, SUITE 300
LAKE OSWEGO, OREGON 97035

SURVEY PREPARED BY:
MILLER ASSOCIATES INC.
3225 W. CALIFORNIA AVE., SUITE 202
SALT LAKE CITY, UTAH 84104
PHONE: 801-975-1083
FAX: 801-975-1081

PROJECT NO:	11042
DRAWN BY:	JULIA W
CHECKED BY:	RICHARD M

REV	DATE	DESCRIPTION
3	10.09.2012	REVISED ACCESS
2	09.19.2012	MOVED LEASE AREA
1	09.15.2011	MOVED LEASE AREA
0	04.25.2011	SITE SURVEY

14°
TRUE NORTH
MAGNETIC NORTH
NORTH

GRAPHIC SCALE
40 20 0 40
(IN FEET) 1" = 40'-0"

SAL – PEERY CAMP
SW SEC 24, T6N, R1W
OGDEN CANYON HIGHWAY
OGDEN, UTAH 84401
--- RAWLAND SITE ---

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

HORIZONTAL		VERTICAL	
Code	Tolerance	Code	Tolerance
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

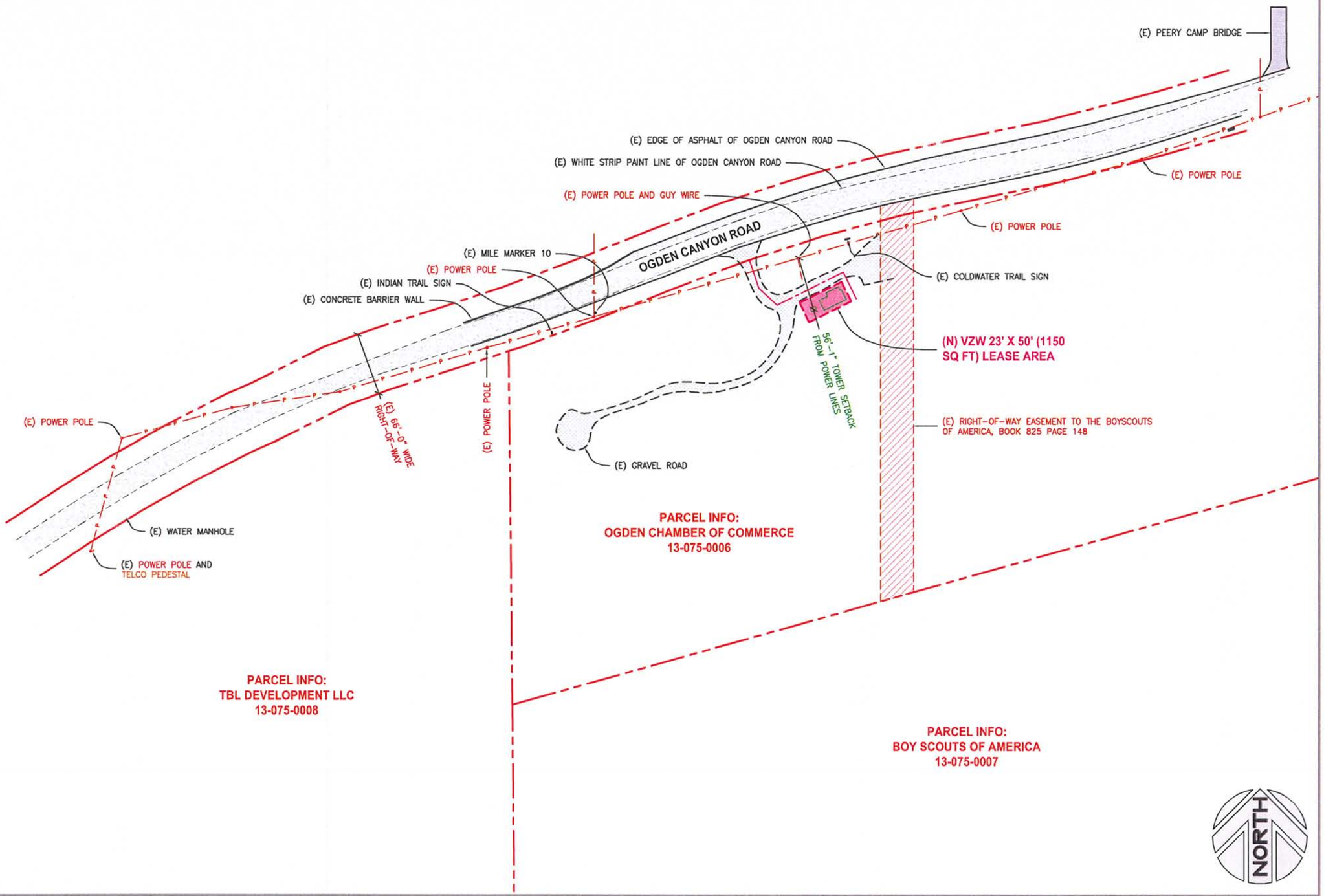
Date: SEPTEMBER 19, 2012

Re: SAL PEERY CAMP
SW 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN
OGDEN CANYON HIGHWAY, OGDEN, UTAH

I certify that the latitude of 41°14'23.95", and the longitude of W 111°54'16.16", are accurate to within 15 feet horizontally and the site elevation of 4623.02 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.

Professional Licensed Land Surveyor:
1-A FAA Letter

Richard W. Miller, Utah LS no. 155641



OVERALL SITE PLAN | SCALE: 1/4" = 25'-0" | 1

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VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5930 PRIESTLY DRIVE
CARLSBAD, CALIFORNIA 92008

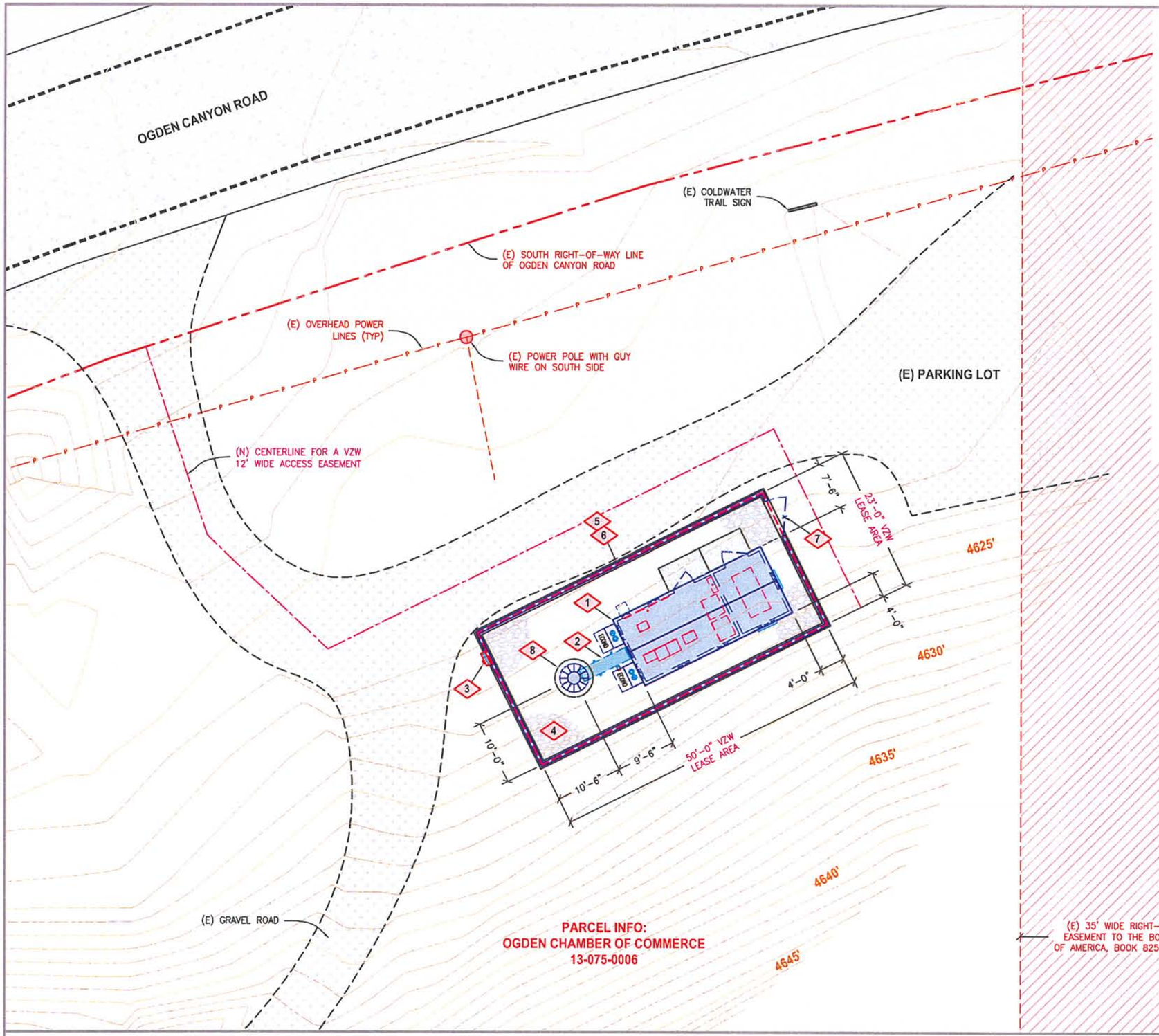
DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
7	10.09.2012	REVISIONS PER CNTY
6	08.27.2012	MOVED LEASE AREA
5	01.18.2012	REVISIONS PER CITY
4	01.11.2012	REVISIONS PER CITY
3	12.09.2011	REVISIONS PER CITY
2	10.25.2011	FAA UPDATE
1	09.15.2011	MOVED LEASE AREA
0	08.24.2011	ZONING DRAWINGS

SAL – PEERY CAMP
SW SEC 24, T6N, R1W
OGDEN CANYON HWY
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

1. VZW FIBREBOND 11'-6" X 26' PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOOD AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
2. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
3. VZW 4-GANG METER BANK TO BE MOUNTED TO THE CEDAR FENCING PER MANUFACTURER.
4. VZW TO EXCAVATE MINIMUM NECESSARY TO GRUB SITE AND REMOVE SOD, ROOTS AND ALL UNSUITABLE SOIL FROM PROJECT AREA, THEN USE SELECTED FILL AND GRADE SITE (INSIDE THE RETAINING WALL) WITH A 5% SLOPE TO THE NORTH TO DRAIN THE WATER OUT OF THE LEASE AREA, SEE C300/2 AND 'SITE WORK NOTES' ON C302.
5. VZW 12" WIDE BY 7' TALL RETAINING WALL TO BE CONSTRUCTED TO BUILD THE VZW SITE INTO THE HILLSIDE.
6. VZW 6' (SOUTH) TO 12' TALL (NORTH) DECORATIVE BRICK WALL TO BE CONSTRUCTED OF ANTIQUE BRICK WITH PRECAST CONCRETE CAPS, SEE C200.
7. VZW 6' WIDE BY 8' TALL WROUGHT IRON ACCESS GATE TO BE INSTALL IN BRICK WALL FOR VZW TO ACCESS THEIR EQUIPMENT SHELTER.
8. VZW 50' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. VZW WILL MOUNT (4) 8' TALL FLUSH MOUNT ANTENNAS UPON MONOPOLE, (2) PER SECTOR AT A 45' CENTERLINE.

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VERIZON WIRELESS
9856 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5930 PRIESTLY DRIVE
CARLSBAD, CALIFORNIA 92008

DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
7	10.09.2012	REVISIONS PER CNTY
6	08.27.2012	MOVED LEASE AREA
5	01.18.2012	REVISIONS PER CITY
4	01.11.2012	REVISIONS PER CITY
3	12.09.2011	REVISIONS PER CITY
2	10.25.2011	FAA UPDATE
1	09.15.2011	MOVED LEASE AREA
0	08.24.2011	ZONING DRAWINGS

SAL - PEERY CAMP
SW SEC 24, T6N, R1W
OGDEN CANYON HWY
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

NORTH

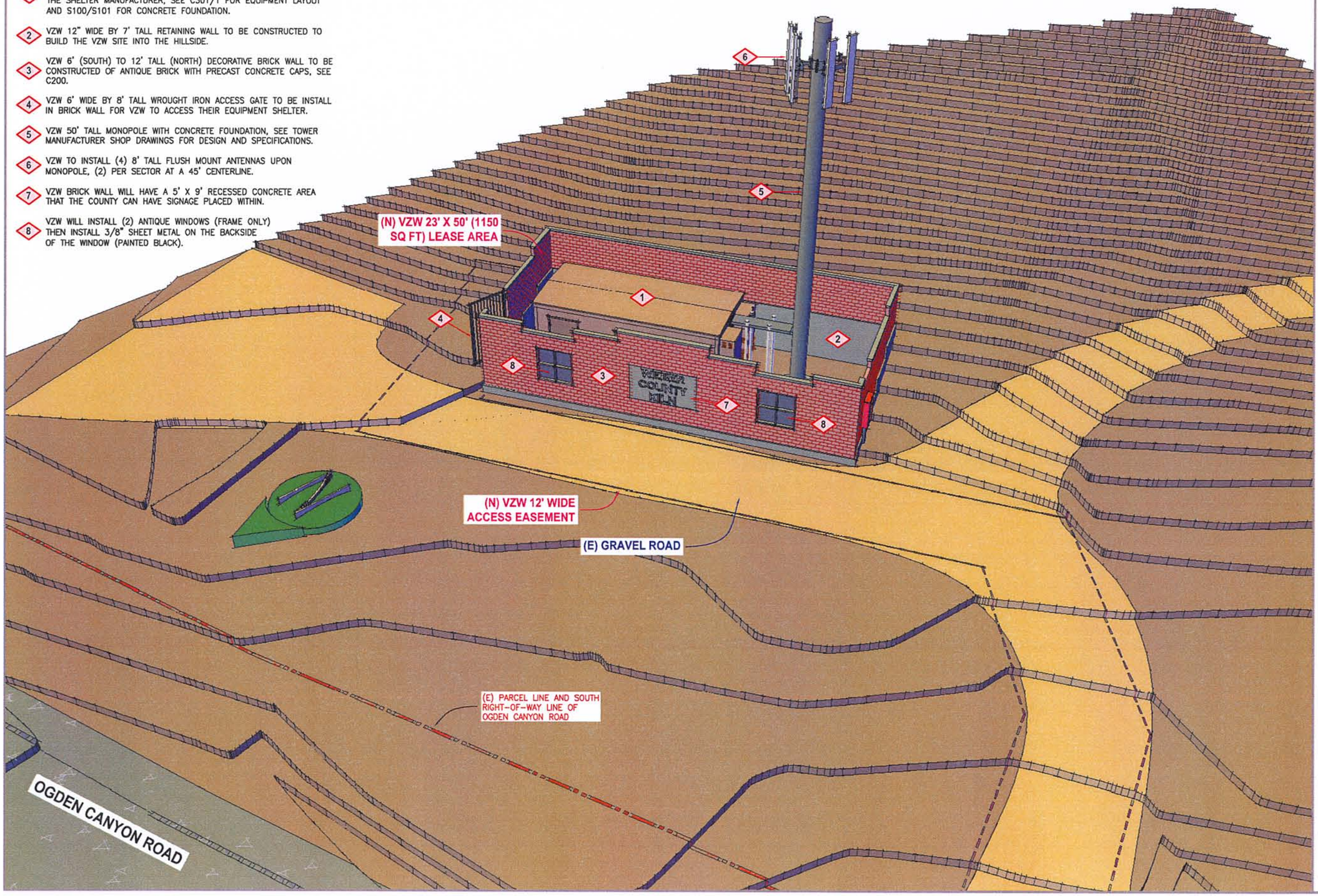
ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"

1

KEYED NOTES

1. VZW FIBREBOND 11'-6" X 26' PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOOD AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
2. VZW 12" WIDE BY 7' TALL RETAINING WALL TO BE CONSTRUCTED TO BUILD THE VZW SITE INTO THE HILLSIDE.
3. VZW 6' (SOUTH) TO 12' TALL (NORTH) DECORATIVE BRICK WALL TO BE CONSTRUCTED OF ANTIQUE BRICK WITH PRECAST CONCRETE CAPS, SEE C200.
4. VZW 6' WIDE BY 8' TALL WROUGHT IRON ACCESS GATE TO BE INSTALL IN BRICK WALL FOR VZW TO ACCESS THEIR EQUIPMENT SHELTER.
5. VZW 50' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
6. VZW TO INSTALL (4) 8' TALL FLUSH MOUNT ANTENNAS UPON MONOPOLE, (2) PER SECTOR AT A 45' CENTERLINE.
7. VZW BRICK WALL WILL HAVE A 5' X 9' RECESSED CONCRETE AREA THAT THE COUNTY CAN HAVE SIGNAGE PLACED WITHIN.
8. VZW WILL INSTALL (2) ANTIQUE WINDOWS (FRAME ONLY) THEN INSTALL 3/8" SHEET METAL ON THE BACKSIDE OF THE WINDOW (PAINTED BLACK).



verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5930 PRIESTLY DRIVE
CARLSBAD, CALIFORNIA 92008

DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
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0	08.24.2011	ZONING DRAWINGS

SAL - PEERY CAMP
SW SEC 24, T6N, R1W
OGDEN CANYON HWY
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
SOUTHEASTERLY SITE ELEVATION

SHEET NUMBER
C200

KEYED NOTES

1. VZW FIBREBOND 11'-6" X 26' PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOOD AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
2. VZW 12" WIDE BY 7' TALL RETAINING WALL TO BE CONSTRUCTED TO BUILD THE VZW SITE INTO THE HILLSIDE.
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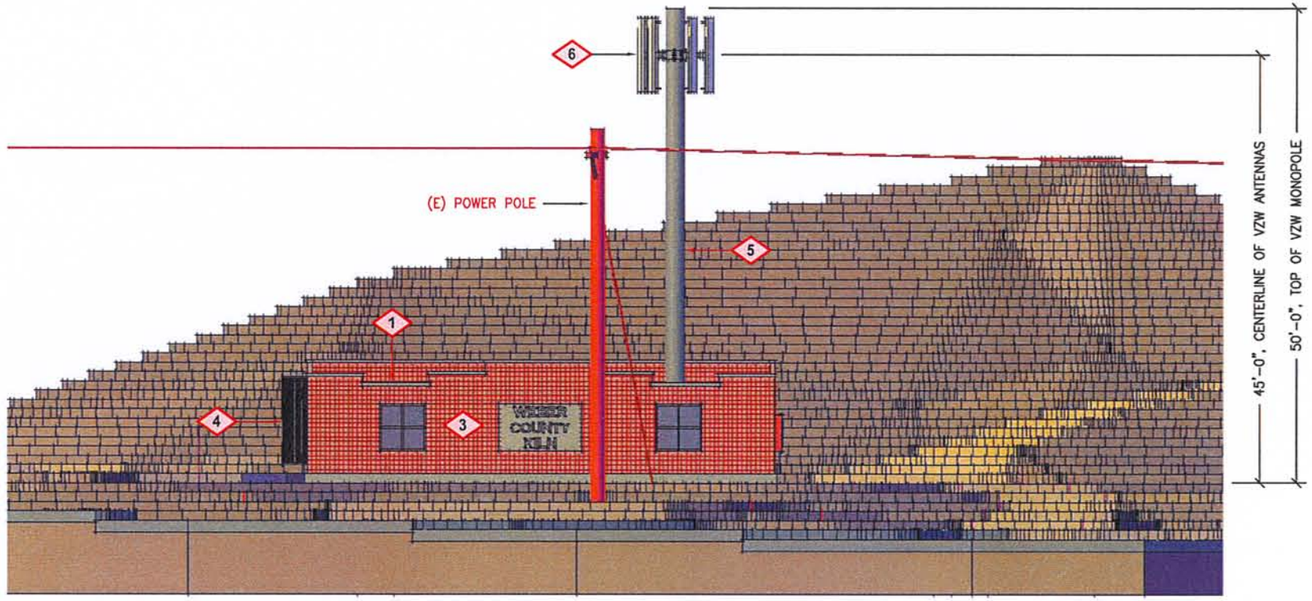
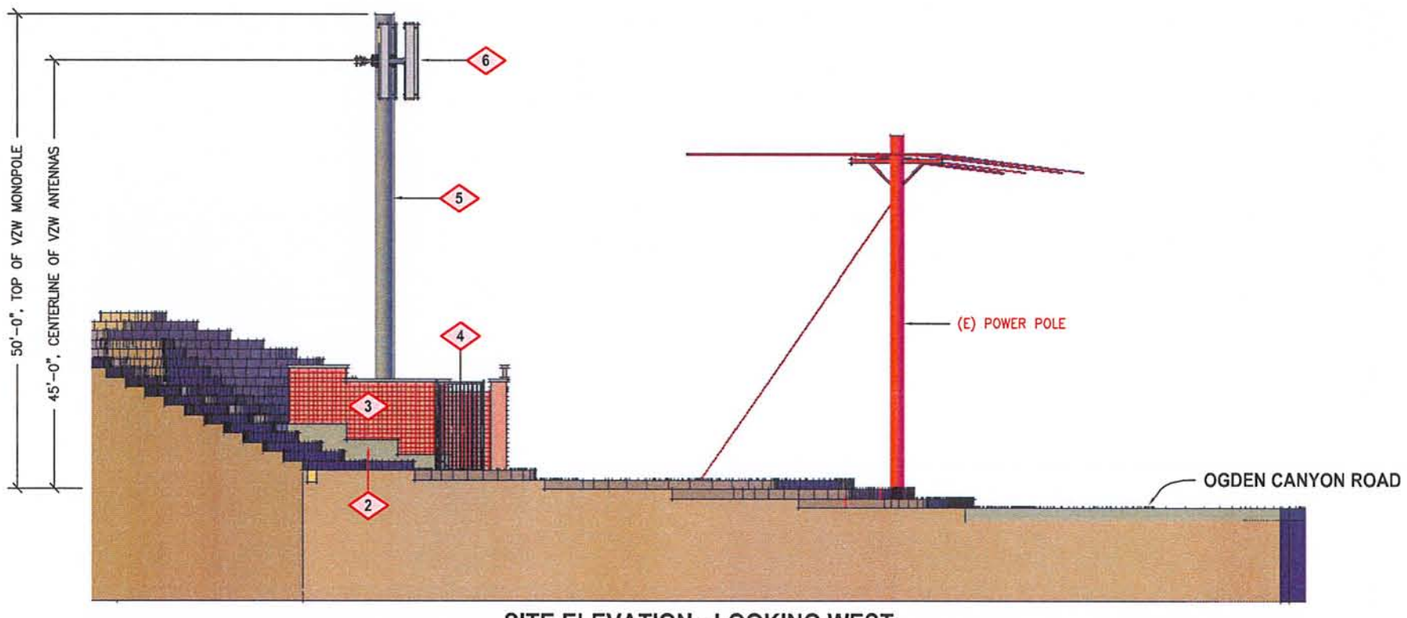
4. VZW 6' WIDE BY 8' TALL WROUGHT IRON ACCESS GATE TO BE INSTALL IN BRICK WALL FOR VZW TO ACCESS THEIR EQUIPMENT SHELTER.
5. VZW 50' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
6. VZW TO INSTALL (4) 8' TALL FLUSH MOUNT ANTENNAS UPON MONOPOLE, (2) PER SECTOR AT A 45' CENTERLINE.



SITE ELEVATION - LOOKING SOUTH



SITE ELEVATION - LOOKING WEST

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VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070

CORPORATE OFFICE
5930 PRIESTLY DRIVE
CARLSBAD, CALIFORNIA 92008

DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
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SAL – PEERY CAMP
SW SEC 24, T6N, R1W
OGDEN CANYON HWY
OGDEN, UTAH 84401
-- RAWLAND SITE --

SHEET TITLE
SOUTH AND WEST
SITE ELEVATIONS

SHEET NUMBER
C201

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a public utility substation (cellular site).
Agenda Date:	Tuesday, December 04, 2012
Applicant:	Jared White, agent for Uctechs.com, Peggy Bowden, KBC Leasing, owner.
File Number:	CUP 2011-11

Property Information

Approximate Address:	4905 East Willow Brook, Eden, UT 84310
Project Area:	3.28 Acres
Zoning:	Commercial Valley Zones (CV-2)
Existing Land Use:	RV storage
Proposed Land Use:	RV storage including a Public Utility Substation
Parcel ID:	22-300-0001
Township, Range, Section:	T7N, R1E, Section 27

Adjacent Land Use

North:	Power Line Corridor	**South:**	Wolf Creek Family Adventure Park
East:	Agricultural	**West:**	Wolf Creek Sewer Treatment Facility

Staff Information

Report Presenter:	Ben Hatfield bhatfield@co.weber.ut.us 801-399-8766
Report Reviewer:	SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 18-B (CV-2 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Zoning Ordinance Chapter 26 (Public Buildings and Public Utility Substations and Structures)
- Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)
- Zoning Ordinance Chapter 18-C (Ogden Valley Architectural, Landscape and Screening Standards)
- Zoning Ordinance Chapter 36 (Design Review)

Background

The applicant is requesting approval of a conditional use permit for a public utility substation (cellular site). The CV-2 Zone allows a "public utility substation" as a conditional use. This site is on commercial property which has an approved site plan as CUP 2009-14 for Bowden RV Storage which was approved in September 2009. As staff and the applicant have had email correspondence concerning the review of the plans, the correspondence has been included as exhibit A. A final set of site plans have been included as exhibit B. A summary of these is included as follows:

The proposed site consists of a 50 foot by 35 foot leased area which will be surrounded by a 6 foot tall white vinyl fence. One 20 foot by 11 foot equipment shelter will house the mechanical equipment for the site and will be connected to a 100 foot tall monopole cellular tower. The pole diameter and specifications have not been shown on the plans. Affixed to the pole will be an array of 4 antenna panels (8 foot) at a height of 100 feet (104 feet total height with antennas). There are no lights associated with this cellular site. Access to the site will be through the main entrance of the storage unit complex. Three trees will be relocated due to this plan, as they are located within the leased area. With the tower height of 100 feet it is possible for other providers to co-locate at this location.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?

- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed public utility substation meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

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

2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have not been met in the following ways:

1. Although the public utility substation site does not emanate the typical negative impacts of noise, dust, vibration, etc. the tower will be highly visible due to its height. The tower will be visible from highway 158 and is located to behind the Wolf Creek barn.
2. As the equipment and shelter at this location are not as visible as other cellular locations, the additional painting of HVAC units, doors, ventilation hoods, and electrical panels may not be as critical. There is existing landscaping that will be relocated next to the site, thus continuing to screen the storage facility from adjacent agricultural properties. Experience with other proposed sites have raised concerns regarding diameter, mass, height, color, and texture of the tower. Staff suggests that the Planning Commission consider these items with the application.

Conformance to the General Plan

As a conditional use, this operation is allowed in the CV-2 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this proposal will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division
    - That this location be co-locatable for other cellular providers
    - That all doors vents and equipment be painted to match the shelter colors
    - Equipment, signage, decals, and warning stickers be screened from public view

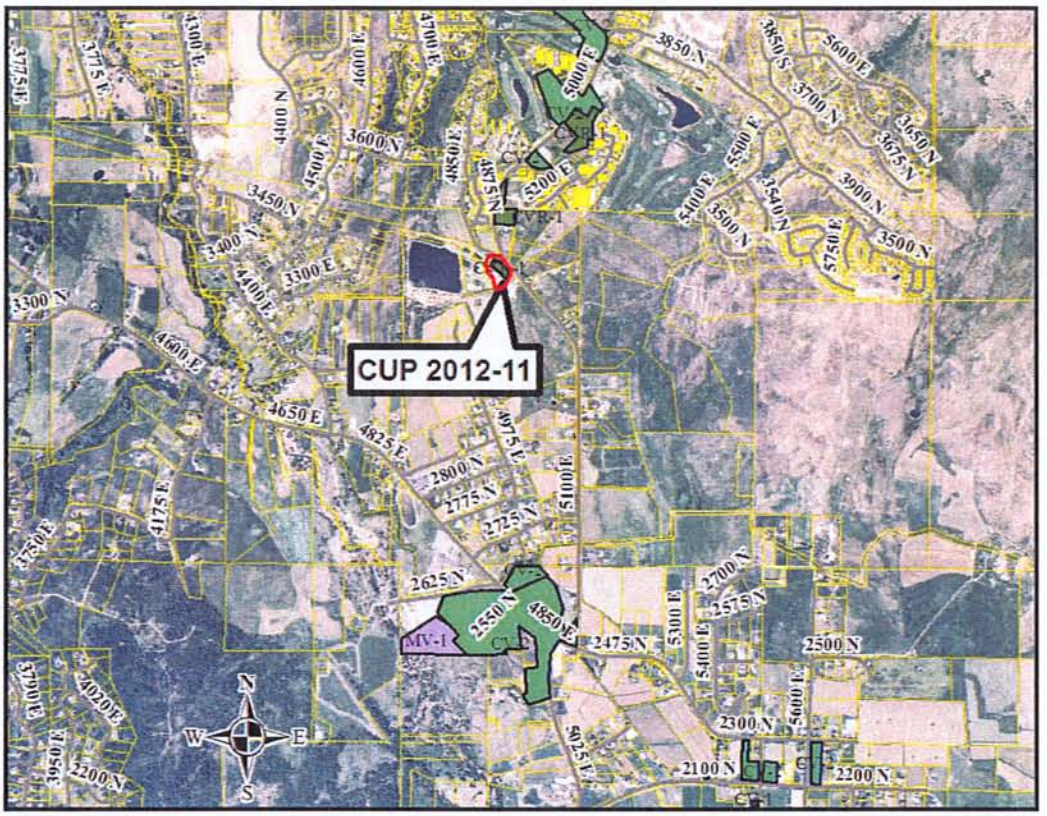
Staff Recommendation

Staff recommends approval of this conditional use application, subject to the conditions of approval and staff suggestions in the staff report.

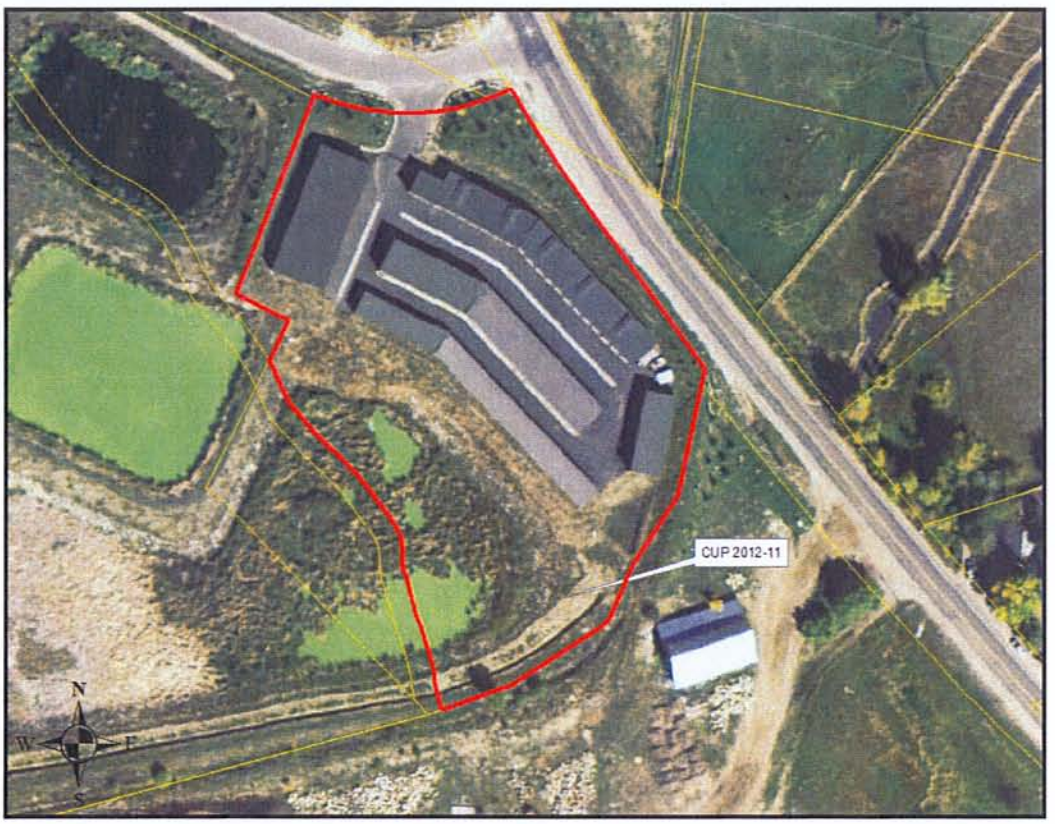
Exhibits

A. Email correspondence for CUP 2012-11
B. Site Plans

Map 1



Map 2



Email correspondence for CUP 2012-11

From: Hatfield, Ben
Sent: Wednesday, November 07, 2012 3:28 PM
To: 'Jared White'
Subject: RE: AT&T CUP eden utah

Thank you they look very nice.

Ben Hatfield

Planner
Weber County
Planning Division
801-399-8766
bhatfield@co.weber.ut.us
2380 Washington Blvd., Ste. 240
Ogden, Utah 84401-1473

From: Jared White [mailto:jaredw@uctechs.com]
Sent: Wednesday, November 07, 2012 12:25 PM
To: Hatfield, Ben
Subject: Re: AT&T CUP eden utah

Ben
One last revision showing the appropriate set back. Let me know if you have any other concerns.
Thank You
Jared White
801-232-0953
Jaredw@uctechs.com

On Tue, Nov 6, 2012 at 11:02 AM, Hatfield, Ben <bhatfield@co.weber.ut.us> wrote:
Jared

Thanks for the new drawings, I will put them out for review. Remember that setbacks (10 foot) are to be open to the sky, that would include HVAC units hanging out into the setback area. Please note that the pole and building meet setbacks but the attached equipment does not.

Yes please cover the other tower in your presentation.

With the holidays being around the meeting time, the Planning Commission did cancel their November meeting in lieu of the December 4th meeting @ 5:00 pm. I will send out the staff report one week prior and send out notices. If you don't see anything by the end of the month please contact us.

Let me know if you have any other questions.

Ben Hatfield

Planner
Weber County
Planning Division
801-399-8766
bhatfield@co.weber.ut.us
2380 Washington Blvd., Ste. 240
Ogden, Utah 84401-1473

From: Jared White [mailto:jaredw@uctechs.com]
Sent: Tuesday, November 06, 2012 10:28 AM
To: Hatfield, Ben
Subject: Re: AT&T CUP eden utah

Ben
Attached are the revised drawings. In addition I did look into the existing tower that you mentioned. Unfortunately it will not work for AT&T. The tower sits to high on the mountain and actually cause our signal to overshoot the necessary coverage area. The new technology's provide much better coverage when we place the tower inside the coverage area. In addition the tower does not have the structural integrity our height that we would need. I will be prepared to speak to these point and the planning meeting. On that note did they decide to cancel the November meeting and will I be on the Dec. 4 agenda.

Thank You
Jared White
801-232-0953
Jaredw@uctechs.com

On Tue, Oct 30, 2012 at 10:14 AM, Hatfield, Ben <bhatfield@co.weber.ut.us> wrote:
Jared

Attached is a map and photo of the other site. Weber County prefers co-location, so this other site may be something to consider. I will include the new plans to Miradi to be followed when they come in. Thanks.

Ben Hatfield

Planner
Weber County
Planning Division
801-399-8766
bhatfield@co.weber.ut.us
2380 Washington Blvd., Ste. 240
Ogden, Utah 84401-1473

From: Jared [mailto:jaredw@uctechs.com]
Sent: Monday, October 29, 2012 7:05 PM
To: Hatfield, Ben
Cc: Wilkinson, Sean
Subject: Re: AT&T CUP eden utah

I am a little confused as to what you would like to see in the drawings as these were the modifications we discussed last week. I shortened the lease area as to not impose on the paved area, the fire hydrant or the storm drain. Also per our discussion to preserve the landscaping I moved the trees that were inside our lease to the outside of the lease area thereby maintaining the landscaping as well as providing additional screening to our facility. If you would like me to plant an additional tree or two to compensate for the area we are developing I would be happy to do so but when we spoke last week I thought you determined that would not be necessary.

In regards to setbacks you had told me that this plot had been rezoned and my setback was 10' from the pole to the property line which we meet. Is that incorrect?

Lastly, I am not sure what existing tower you are referring to but simply the cost of building a new tower would prevent us from constructing something we don't need. I will be prepared to speak to this at the planning meeting and if you need more specific info let me know but the simple answer is we need the tower as we have a lack of coverage and capacity in the area. If you have any further direction or if I have misunderstood what is required please let me know and I will revise the drawings again as needed.
Thank you

Jared White
801-232-0953

On Oct 29, 2012, at 6:12 PM, "Hatfield, Ben" <bhatfield@co.weber.ut.us> wrote:
Jared

Interesting changes proposed. Do you realize that now the site does not meet the required setbacks? It looks like you're planning on moving some trees. How will this affect the existing landscaping plan? What is being done about the reduction and increase of non landscaped area? How does the proposal work with the existing site plan, i.e. buildings, curbs, hydrants, etc.? Why does this AT&T need this site, when they already have one in the neighborhood?

You will want to consider these questions with the application. Also the Planning Commission may be canceling their Nov. 27th meeting, and instead meet Dec. 4th. As that date gets closer I will let you know when the officially will be meeting.

Ben Hatfield

Planner
Weber County
Planning Division
801-399-8766
bhatfield@co.weber.ut.us
2380 Washington Blvd., Ste. 240
Ogden, Utah 84401-1473

From: Jared White [mailto:jaredw@uctechs.com]
Sent: Monday, October 29, 2012 12:14 PM
To: Hatfield, Ben
Cc: Wilkinson, Sean
Subject: Re: AT&T CUP eden utah

Ben
Per our meeting I have revised the site plan. Please let me know if you have any other concerns and if we are still on track for this to be on the november agenda.

Thank You
Jared White
801-232-0953
Jaredw@uctechs.com

On Tue, Oct 16, 2012 at 11:52 AM, Hatfield, Ben <bhatfield@co.weber.ut.us> wrote:

Jared
That would be a good idea. I would like that Planner that did the site plan for the storage units to attend as well. We can meet Friday morning around 9 or 10. If that doesn't work, then when can you come in? Let me know, thanks.

Ben Hatfield

Planner
Weber County
Planning Division
801-399-8766
bhatfield@co.weber.ut.us
2380 Washington Blvd., Ste. 240
Ogden, Utah 84401-1473

From: Jared White [mailto:jaredw@uctechs.com]
Sent: Tuesday, October 16, 2012 10:24 AM
To: Hatfield, Ben
Subject: Re: AT&T CUP eden utah

Ben
Do you have any time this week that I could meet with you just to make sure I know what needs to happen in order for the site plan to be sufficient?

Thank You
Jared White
801-232-0953
Jaredw@uctechs.com

On Mon, Oct 15, 2012 at 7:12 PM, Hatfield, Ben <bhatfield@co.weber.ut.us> wrote:
Jared

In response to your question, with this application, I would suggest attendance to the Planning Commission meeting when it is held. Many questions from the Commission and from the public could be asked that staff may not know the details of.

In reviewing your responses and the proposed site plan I have concerns in regards to previous approvals for the site and what is being proposed. Based up what has been submitted the Planning staff cannot recommend approval of this project at the October 23rd Planning Commission meeting. Please work with the owner in gathering the information needed to amend the site plan to include a cellular facility.

With the attached doc is the proposed location in reference to the landscaping plan that was approved. This proposal would increase the developed area of the site, and remove 2,500 square feet of landscaping including three spruce trees. The Planning Commission required that this area be landscaped to screen the commercial area to surrounding properties. With the proposal, effective screening of the storage units cannot be achieved.

With the reduction of landscaped area does the total site still meet the landscaped area requirements of chapter 18-C? I cannot tell from the submittal.

The leased area is also around utilities that have not been shown in the plan, such as a fire hydrant and storm drain inlet box. How will your proposal affect these structures?

The area is also near the paved area and the location of a proposed building. Will there be the area required for clearance around this building? How will the site be finished? Paved, concrete, gravel?

Remember this is an amendment for the whole property and not just the 50' by 50' leased area, due to alterations to existing required improvements.

I would suggest that you and the owner review the requirements of the following applicable ordinances and meet with staff to ensure that any concerns have been addressed:

- Weber County Zoning Ordinance Chapter 18-B (CV-2 Zone)
- Weber County Zoning Ordinance Chapter 22-C (Conditional Uses)
- Zoning Ordinance Chapter 26 (Public Buildings and Public Utility Substations and Structures)
- Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)
- Zoning Ordinance Chapter 18-C (Ogden Valley Architectural, Landscape and Screening Standards)
- Zoning Ordinance Chapter 36 (Design Review)

If you have any other questions please let me know.

Ben Hatfield

Planner
Weber County
Planning Division
801-399-8766
bhatfield@co.weber.ut.us
2380 Washington Blvd., Ste. 240
Ogden, Utah 84401-1473

From: Jared White [mailto:jaredw@uctechs.com]
Sent: Tuesday, October 09, 2012 2:42 PM
To: Hatfield, Ben
Subject: Re: AT&T CUP eden utah

Ben
The answers to your questions are below. In addition will the planning commission make a final decision on the 23rd or will subsequent meeting be required, also would you suggest I attend that meeting. Let me know if you need anything else.

- Why is there a need for this site? Is there a lack of coverage in this area? Their is a lack of coverage particularly when trying to use the phone indoors.
- What color is the vinyl fence? Typically White but we are indifferent and would accommodate any request the planning commission had in regards to fence color.
- What is the color and materials of the shelter, pole, and accessory equipment e. g. AC units, doors, power panels. The pole will be a non-reflective galvanized steel. Antennas are a light gray, AC units are tan attached to the shelter. The power panels are attached to the shelter and are the same typical gray color that you would see in a power panel attached to your house.
- What will the shelter look like, are there any profiles of the building? Is there a materials list? Will the site have landscaping as part of the screening of the site? What kind of signs will there be? Will there be any safety or warning decals on the building? I have attached a picture of an existing site. This is what the shelter will look like as you can see the AC units are attached to it. I do not have a specific materials list as the shelter is pre-fabricated and delivered to the site. We do not currently have any landscaping proposed. The only signage will be those required by the federal government stating that RF frequency is transmitted. This is a small sign that has to be attached to the outside of the fence. In addition there will be a small sign stating who owns the tower and who to contact in an emergency.
- How does the proposed facilities correspond with future site plan and not just the subdivision plat? In the photo it shows four buildings not just three. Will this location work will any other space needed for the site plan? E.g. landscaping, parking, access. We have worked closely with the property owner and this location does not affect any future growth on the property, such as the addition of any future storage units. We will not require any additional space for parking or landscaping and we will have access from the existing roads/driveways on the property.
- What is the distance of the tower from all overhead power lines? The nearest is along Wolf Creek Dr. Approx. 275 feet.
- Why is the tower 100 feet tall? Could the site be located on the foothills and use a smaller tower? What is the dimension's/ diameter of the tower? The minimum height AT&T needs to achieve the coverage need is 80'. We are requesting 100' as this is idea and expands the coverage area and also make the tower capable of accommodating 2 additional co-locators one at 80' and one at 60'. Moving the site to the foothills is feasible if we are trying to provide broad outdoor coverage to the streets and highways but in order to provide direct coverage to the resident in that valley it is much more effective for the tower to be in the valley itself. Essentially moving the tower into the foothills would not reduce the required height but make the site ineffective. I am happy to attend the planning commission meeting to provide as detailed explanation of this as they would like. The diameter of the tower is approximately 3' slightly tapering towards the top.
- This site is subject to the standards of chapter 18C of the zoning ordinance, how has it complied with those requirements? Although the visual impact of a cellular facility cannot be totally eliminated the tower is

constructed of non-reflective galvanized steel. In our experience this is the most neutral and least intrusive design due to the vast variation in the surrounding colors during different seasons. That being said AT&T is open to painting the tower any color the planning commission desires. The shelter is a brown earth toned color and the majority of it is screened by the vinyl fence. The facility also produces very minimal noise no dust no debris. It also does not require any parking or water to operate the facility and should have no impact on erosion but the nature of the project requires. High efficiency HVAC units are used to reduce energy costs. The facility will be screened by a vinyl fence vs the typical chain leak as to comply with the ordinance. I am uncertain if landscaping would be required or if the existing landscaping of the storage units would be sufficient. If landscaping is required AT&T will provide a landscape plan for approval.

- The pole is shown as 25 feet from the leased area, what is the distance from the lot line to the nearest piece of equipment? The minimum setback in this zone would be 10 feet. The pole will be the closest piece of equipment to the property line at 25'.

Thank You
Jared White
801-232-0953
Jaredw@uctechs.com

On Tue, Oct 9, 2012 at 11:17 AM, Hatfield, Ben <bhatfield@co.weber.ut.us> wrote:
Jared

I have been out of the office for a conference this past week and did not get these until today. I will add them to Miradi for review. I have planned on presenting this to the Planning Commission at their next meeting Tuesday October 23, 2012 @ 5:00 pm. I should have a report done and out within a week. In looking at these plans I had the following questions:

- Why is there a need for this site? Is there a lack of coverage in this area?
- What color is the vinyl fence?
- What is the color and materials of the shelter, pole, and accessory equipment e. g. AC units, doors, power panels.
- What will the shelter look like, are there any profiles of the building? Is there a materials lists? Will the site have landscaping as part of the screening of the site? What kind of signs will there be? Will there be any safety or warning decals on the building?
- How does the proposed facilities correspond with future site plan and not just the subdivision plat? In the photo it shows four buildings not just three. Will this location work will any other space needed for the site plan? E.g. landscaping, parking, access.
- What is the distance of the tower from all overhead power lines? The nearest is along Wolf Creek Dr.
- Why is the tower 100 feet tall? Could the site be located on the foothills and use a smaller tower? What is the dimension's/ diameter of the tower?
- This site is subject to the standards of chapter 18C of the zoning ordinance, how has it complied with those requirements?
- The pole is shown as 25 feet from the leased area, what is the distance from the lot line to the nearest piece of equipment. The minimum setback in this zone would be 10 feet.

These are some questions that I noticed today and will likely be items that the Planning Commission could be asking. Let me know if you have any other questions.

Ben Hatfield

Planner
Weber County
Planning Division

LIBERTY

NSB
MONOPOLE

SLKCUTU6031
FA#10115120

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
2009 NATIONAL ELECTRIC CODE
TIA-222-G OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT & CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

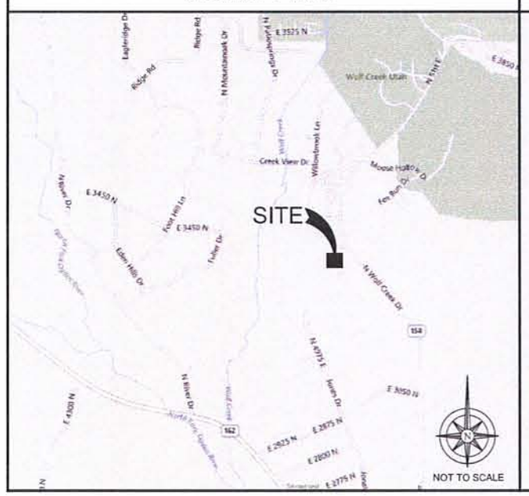
PROPERTY OWNER:	VALLEY SELF STORAGE
ADDRESS:	4780 WOLF CREEK DR, EDEN, UT 84310
TOWER OWNER:	AT&T
SITE NAME:	LIBERTY
SITE NUMBER:	SLKCUTU6031
SITE CONTACT:	-
COUNTY:	WEBER
LATITUDE (NAD 83)	41° 19' 12.305" N
LONGITUDE (NAD 83)	111° 49' 49.339" W
ZONING JURISDICTION:	WEBER COUNTY
ZONING CLASSIFICATION:	COMMERICAL
PARCEL #:	-
POWER COMPANY:	ROCKY MTN POWER
TELEPHONE COMPANY:	QWEST
SITE ACQUISITION CONTACT:	JARED WHITE
RF ENGINEER:	-
CONSTRUCTION MANAGER:	-

CONTACT INFORMATION

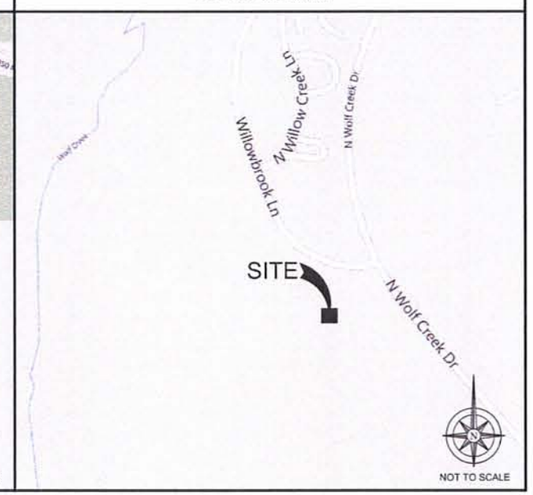
ENGINEER:	TECHNOLOGY ASSOCIATES 9847 SOUTH 500 WEST SANDY, UT 84070
CONTACT:	JEFF VANDERVEEN
PHONE:	(801) 910-2965

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

STARTING FROM AT&T OFFICE: 4393 RIVERBOAT ROAD, TAYLORSVILLE, UT :

1. DEPART RIVERBOAT RD TOWARD UT-266 W / W 4500 S
2. TURN LEFT ONTO UT-266 E / W 4500 S
3. TAKE RAMP LEFT FOR I-15 N
4. AT EXIT 344, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR UT-39
5. TURN RIGHT ONTO UT-39 / W 12TH ST / W 1200 S
6. TURN LEFT ONTO UT-158, ROAD CHANGES NAME TO N. WOLF CREEK DR. ONCE N. HWY 166 IS PASSED
7. CONTINUE IN ROAD, THEN TURN LEFT (BEFORE SELF-STORAGE FACULTY) ONTO DIRT ACCESS ROAD (MONOPOLE)

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T WIRELESS COMPLIANCE REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS RF ENGINEER: _____ DATE: _____

GENERAL DYNAMICS SITE ACQUISITION: _____ DATE: _____

TAIC SITE ACQUISITION: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

GENERAL DYNAMICS CONSTRUCTION MANAGER: _____ DATE: _____

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO IS STRICTLY PROHIBITED

DRAWING INDEX

SHEET NO:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	LAND SURVEY
C-1	OVERALL SITE PLAN
C-1.1	ENLARGED SITE PLAN
C-2	EQUIPMENT & ANTENNA PLANS
C-3	NORTHWEST & NORTHEAST ELEVATIONS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

811 Know what's below. CALL before you dig.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

at&t
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology
960 W. LEVOY DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123

Technology Associates
UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
0	11/06/2012	PLANNER COMMENTS	J.R.
C	10/24/2012	LEASE AREA SIZE	J.R.
B	10/04/2012	LAND SURVEY	J.R.
A	08/17/2012	90% ZONING	J.R.

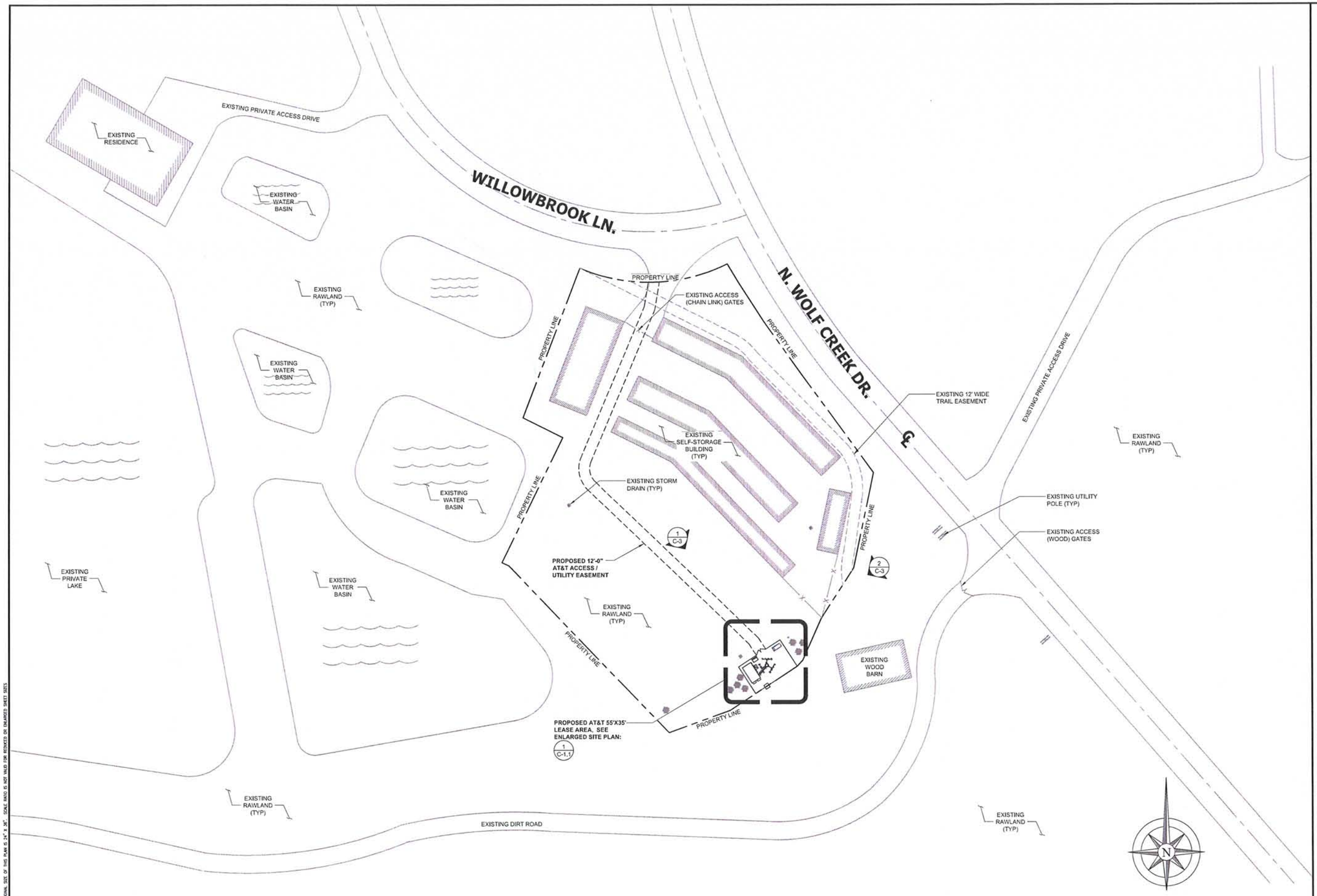
NOT ZONING TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

OVERALL SITE PLAN

50' 0 25' 50'

SCALE: 1" = 50'-0" (24x36)
(OR) 1/2" = 50'-0" (11x17)

1

at&t

4393 RIVERBOAT ROAD, SUITE #400
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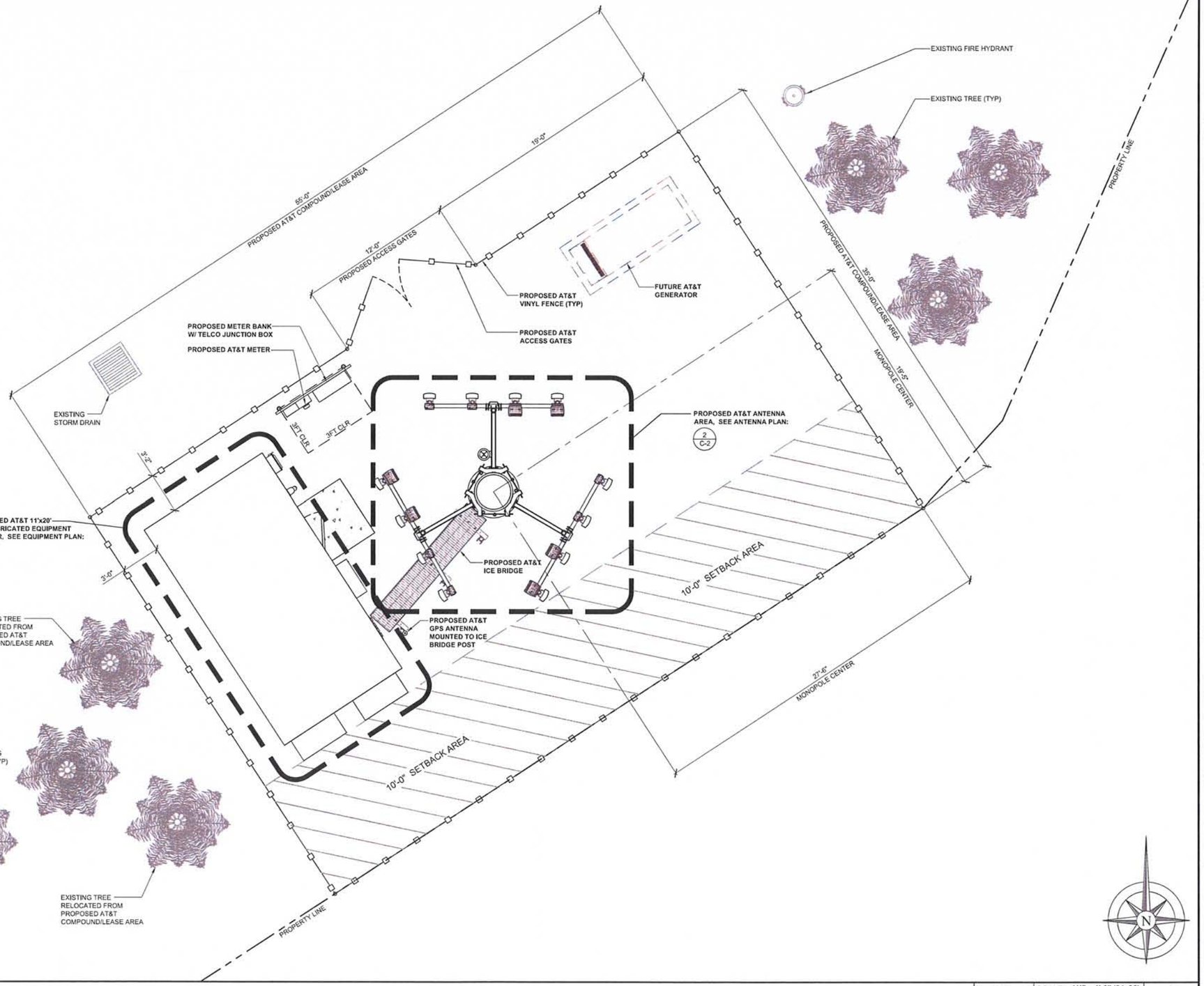
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



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ENLARGED SITE PLAN

0 1' 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

at&t

4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

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SALT LAKE CITY, UTAH 84123

Technology Associates

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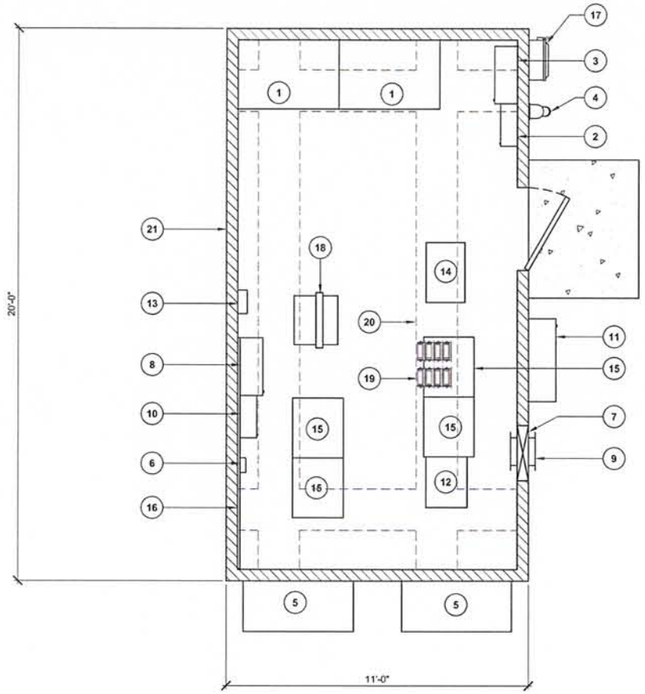
LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1.1

KEY NOTES

1. PROPOSED BATTERIES / GEL CELL
2. PROPOSED AC MAIN BREAKER PANEL
3. PROPOSED TRANSFER SWITCH
4. PROPOSED GENERATOR PLUG
5. PROPOSED HVAC UNIT
6. PROPOSED 66 / TELCO PUNCHDOWN BLOCK
7. PROPOSED CABLE ENTRY PORT
8. PROPOSED TELCO CABINET (UTILITY DEMARK)
9. PROPOSED GROUND BAR
10. PROPOSED NIU (S)
11. PROPOSED TELCO JUNCTION BOX
12. PROPOSED DSX PANEL
13. PROPOSED ALARM DEMARCATION
14. PROPOSED RECTIFIER
15. PROPOSED CABINET
16. PROPOSED TELCO BOARD
17. PROPOSED DISCONNECT SWITCH
18. PROPOSED 19" RACK
19. (8) PROPOSED AT&T DIPLEXERS MOUNTED TO CABLE LADDER (ABOVE)
20. PROPOSED AT&T CABLE LADDER (ABOVE)
21. PROPOSED AT&T 12'x20' PRE-FABRICATED SHELTER



NOTE:

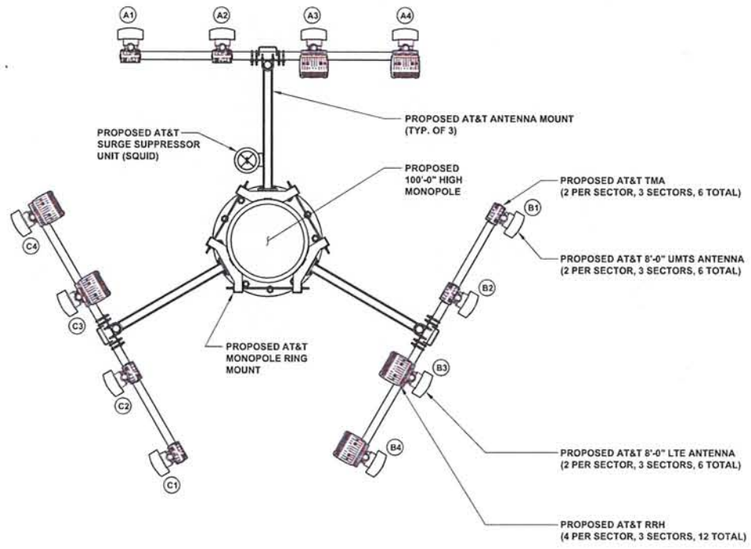
1. AT&T SHALL VERIFY & APPROVE ALL EQUIPMENT & CABINET LOCATIONS PRIOR TO THEIR INSTALLATION.

EQUIPMENT PLAN

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) 1

NOTE:

1. AT&T SHALL VERIFY & APPROVE ALL ANTENNA TYPES & ANTENNA LOCATIONS PRIOR TO THEIR INSTALLATION.



PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENT

SECTOR	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	TRANSMISSION CABLE		
				QTY.	LENGTH	TYPE
A1	PROPOSED ANTENNA	UMTS	0°	2	105'	COAX
A2	PROPOSED ANTENNA	UMTS	0°	2	105'	COAX
A3	PROPOSED ANTENNA	LTE	0°	1	105'	FIBER
A4	PROPOSED ANTENNA	LTE	0°	1	105'	FIBER
B1	PROPOSED ANTENNA	UMTS	120°	2	105'	COAX
B2	PROPOSED ANTENNA	UMTS	120°	2	105'	COAX
B3	PROPOSED ANTENNA	LTE	120°	1	105'	FIBER
B4	PROPOSED ANTENNA	LTE	120°	1	105'	FIBER
C1	PROPOSED ANTENNA	UMTS	240°	2	105'	COAX
C2	PROPOSED ANTENNA	UMTS	240°	2	105'	COAX
C3	PROPOSED ANTENNA	LTE	240°	1	105'	FIBER
C4	PROPOSED ANTENNA	LTE	240°	1	105'	FIBER

NOTE TO CONTRACTOR:
ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.

ANTENNA PLAN

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) 2

at&t
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

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NOT TO BE USED FOR CONSTRUCTION
ZONING

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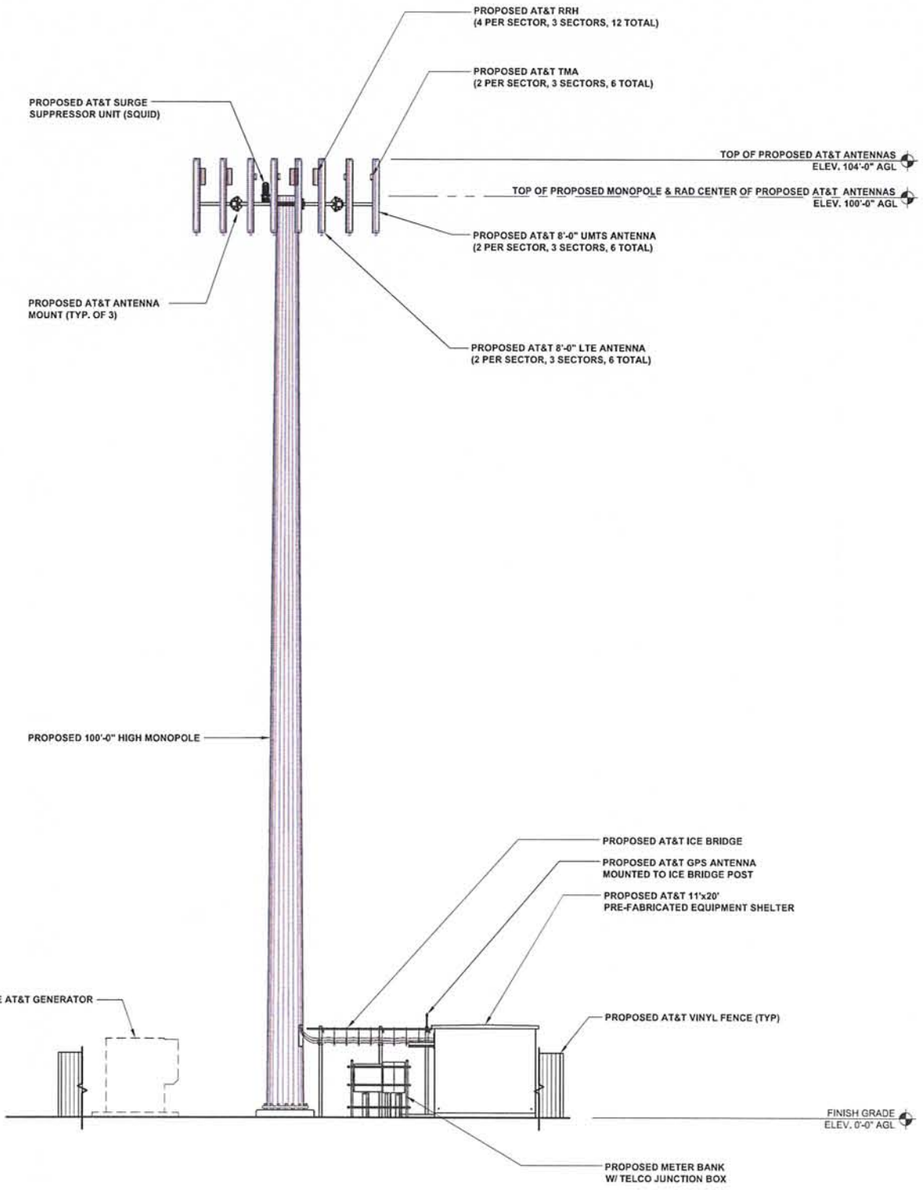
LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
EQUIPMENT & ANTENNA PLANS

SHEET NUMBER
C-2

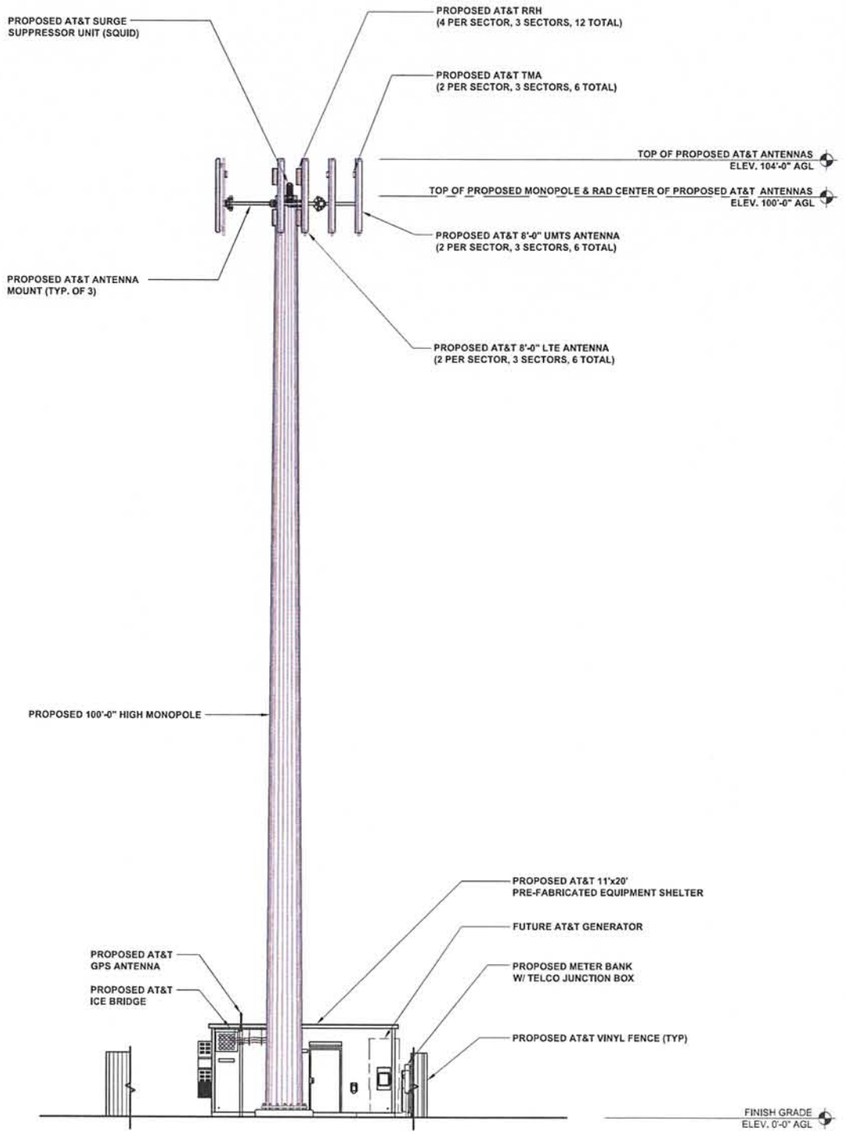
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE BAR0 IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



NORTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17)

1



NORTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36) (OR) 1/16" = 1'-0" (11x17)

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BARS IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

at&t
4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology
960 W. LEVOY DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123

Technology Associates
UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
0	11/06/2012	PLANNER COMMENTS	J.R.
C	10/24/2012	LEASE AREA SIZE	J.R.
B	10/04/2012	LAND SURVEY	J.R.
A	08/17/2012	90% ZONING	J.R.

NOT TO BE USED FOR CONSTRUCTION
ZONING

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
NORTHWEST & NORTHEAST ELEVATIONS

SHEET NUMBER
C-3

2012 General Plan Update

In 1998, the General Plan for the Ogden Valley was adopted and in 2005, the Recreation Element of the General Plan was adopted. In 2003, the General Plan for West Central Weber County was adopted. A general plan is the policy of acceptable land uses in each jurisdiction. Each county adopts and updates their General Plan to guide the growth and land development of their community, for both the current period and the long term. The General Plan is the foundation for establishing goals, policies, zoning, and activities allowed on each land parcel to provide compatibility and continuity to the unincorporated county as well as each individual neighborhood. Once policy direction is established, ordinances are then created that implements the policy.

This is the yearly update on the progress of implementing the key issues identified by the community during the process of completing the General Plan. Attached is last years' summary of updates that have taken place to implement the General plans for the Ogden Valley and Western Weber County.

In 2012, the following plan projects, new and modified ordinances, and significant special projects that were adopted furthering the goals and objectives of the two General Plans:

- Moderate income housing element. State law requires an update to each city and county's moderate income housing plan every two years.
- Development agreement between Weber County and Powder Mountain. The approval of the Development Agreement resulted in the dismissal of the lawsuit by Powder Mountain against Weber County.
- Amend Chapter 1 (General Provisions Filings of Preliminary and Final Plans) of the subdivision ordinance by updating the ordinance and insuring its consistency with the State Code and current with how the ordinance is applied.
- Agricultural tourism ordinance. The intent of this proposed amendment is to allow agri-tourism as a conditional use in the in the Agricultural and Forest Valley Zone. Farming is becoming increasingly more difficult for local farmers to maintain a profitable or 'break-even' operation which forces many to sell to land developers and investors. By providing alternatives to farm land use, while preserving farming operations, farmers can retain their lands, protect against overdevelopment, and enhance sustainable land use.
- Amend Chapter 34 (Home Occupation). This amendment updated the standards for home occupations.
- Amend Chapter 29 (Board of Adjustment) to establish rules and procedures, consistent with Utah state code, which govern the Board of Adjustment in considering appeals from decisions applying and interpreting the Weber County Zoning Ordinance and Zoning Maps, and variances from the requirements of the Weber County Zoning Ordinance.
- Amend Chapter 15, (Forest Residential Zone) FR3 Zone to include a manager or night watchman.
- Amend the Commercial CV-2 Zone to add Assisted Living Center as a permitted use.
- Amend Agricultural Valley AV-3 and the Definition Chapter to add "Custom Exempt Meat Cutting" as a Conditional Use and a new definition.
- Amend Sign Ordinance for the Residential RE15 & RE20 & Other Zoning Areas not exceeding total area of street frontage, of 150 sq. ft.
- Amend Chapter 18C (Architectural, Landscaping and Screening Design Standards) to include chain link fencing as part of the screening materials.
- Amend the Commercial CV-1 and the CV-2 Zone to cleanup permitted and conditional use section of the ordinance.

Significant other work has been done in plan implementation.

- Work on the nodes in the Ogden Valley. The nodal concept is mentioned in the Recreation Element of the Ogden Valley General Plan which states: Currently Ogden Valley is zoned for sprawl; that is current zoning laws encourage low density suburban development all across the valley floor and into the surrounding foothills. Nodes will encourage nodal or concentrated development.
- Updating the Ogden Valley Pathway Plan to reflect trail alignments as identified in the coordinated pathway planning effort.
- Amend Chapter 32 and 32B to make political signs content neutral.
- Amend Chapter 32 and 32B to allow A-frame or sandwich signs.
  Amend Chapter 2 (Subdivision Standards) by updating the ordinance and insuring its consistency with the State Code and current with how the ordinance is applied.

Staff is anticipating the completion of these projects and ordinances and the adoption by the County Commission in 2013.